

**Application No.**  
**PP-07-05-09**  
**(Preliminary Plat Extension  
Request)**

**Applicant**  
**SRQ 999 Partners, LLC /**  
**Gramercy Street Development**

**Legislative**

**Commission Dist. IV**



# Charlotte County Government

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## MEMORANDUM

**Date:** June 23, 2015

**To:** Planning and Zoning Board

**From:** Steven A. Ellis, Planner II *SAE*  
Community Development / Zoning

**Subject:** PP-07-05-09, Gramercy Street Development  
Two-year Extension Request

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SRQ 999 Partners, LLC is requesting a two-year extension to the Preliminary Plat approval for Gramercy Street Development, which was originally approved by the Board of County Commissioners on August 21, 2007. The Planning and Zoning Board granted a one-year extension on July 13, 2009, a one-year extension on October 11, 2010, a two-year extension on September 12, 2011, and a two-year extension on October 21, 2013. The subdivision, consisting of fourteen (14) cluster housing lots on 4.66 acres, more or less, is located on the east side of Gramercy Street, west of Crestwood Waterway, and north of El Jobean Road, in Section 15, Township 40, Range 21, in Commission District IV.

Charlotte County Code Section 3-7-33, **Limit of Approval**, states, "The Preliminary Plat approval shall be voided if construction work is not substantially completed, as determined by the county engineer, within two (2) years after approval of preliminary plat, unless an extension is requested from and granted by the Planning and Zoning Board. 'Substantially complete' means the commencement and diligent prosecution of construction and installation of required improvements to completion. If construction activity and development ceases for a period of two (2) years, the approval is void and the applicant must file for a new approval and pay the current fee."

Due to the economic downturn, the applicant requires additional time to complete the project.

Community Development recommends approval of the two-year extension for PP-07-05-09.

**CHARLOTTE COUNTY COMMUNITY DEVELOPMENT**  
**Zoning**

18400 Murdock Circle, Port Charlotte, FL 33948  
Phone: 941-764-4954 | Fax: 941-743-1598

## **SRQ 999 Partners, LLC**

18350 Murdock Circle, Suite 102 \* Port Charlotte, FL 33948

Phone: (941) 206-7251 Fax: (941) 206-7250

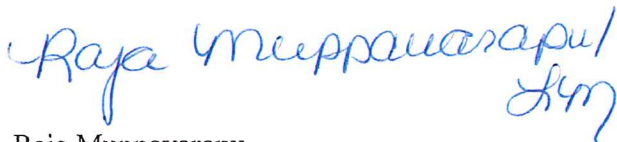
6/17/2015

To: Board of Charlotte County Commissioners  
Attn: Mr. Steven Ellis, Planner II  
Zoning Division  
18400 Murdock Circle  
Port Charlotte, FL 33948

Re: PP-07-05-09, Gramercy Street Development

Please accept our request to extend the above referenced Preliminary Plat an additional two years. We have enclosed the appropriate fees for the request. Should you require further information from us, please contact us at 941-206-7251. We truly appreciate your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Raja Muppavarapu" followed by a stylized monogram "RM".

Raja Muppavarapu  
President  
SRQ 999 Partners, LLC



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## OFFICIAL RECEIPT

Trans Number : **178409**

Date Issued : 06/10/2015

Application No. : PPX-15-00007

Project Name : N/A

Received From : Charlotte county water front properties

Applicant : SRQ 999 Partners LLC

DBA : SRQ 999 Partners, LLC

Address : 18350 Murdock Circle

UN 102

Port Charlotte, FL, 33948

### PAYMENT INFO

Method of Payment Fee / Description	Ref Doc	Amount Paid	Comment
<b>Check</b>			
PRE_PLAT_EXT Preliminary Plat Extension	1042	\$370.00	
		<b>\$370.00</b>	Total Check

Total Receipt Amount: **\$370.00**

Change Due: \$0.00

Cashier ID : GARCIAA

### APPLICATION INFO

Application #	Invoice #	Invoice Amt	Job Address
PPX-15-00007	214872	\$370.00	
<b>Total Amount :</b>		<b>\$370.00</b>	

**Community Development Department**  
Permitting | Licensing | Building Code | Plans Examiner | Inspections  
18400 Murdock Circle | Port Charlotte, FL 33948  
Phone: 941.743.1201 | Fax: 941.743.1213





Community  
Development

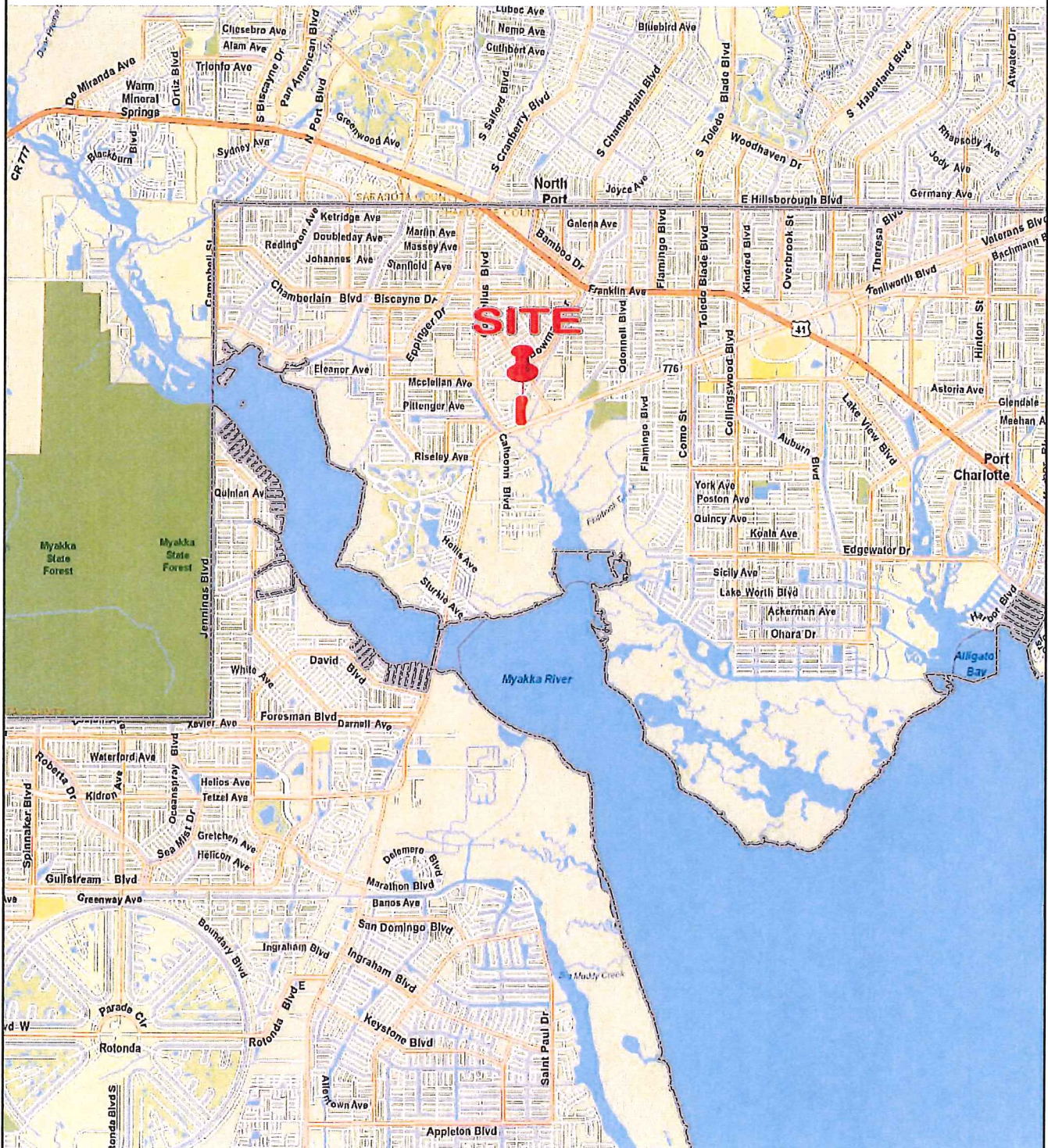
# CHARLOTTE COUNTY

## Location Map for PP-07-05-09

Charlotte County Government

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15/40/21 Mid County

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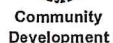
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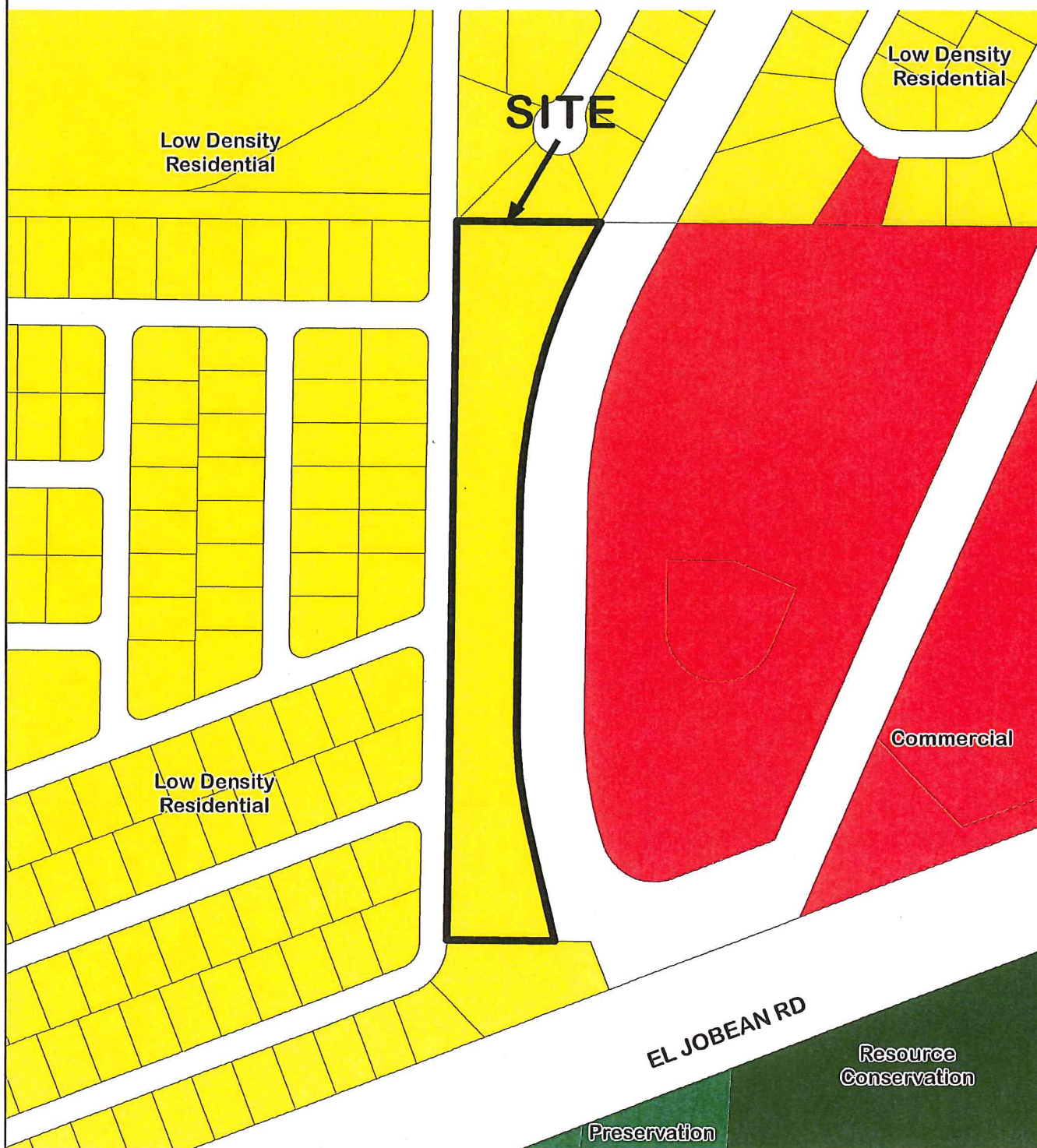




*Flum Map for PP-07-05-09*

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**15/40/21 Mid County**

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Community  
Development

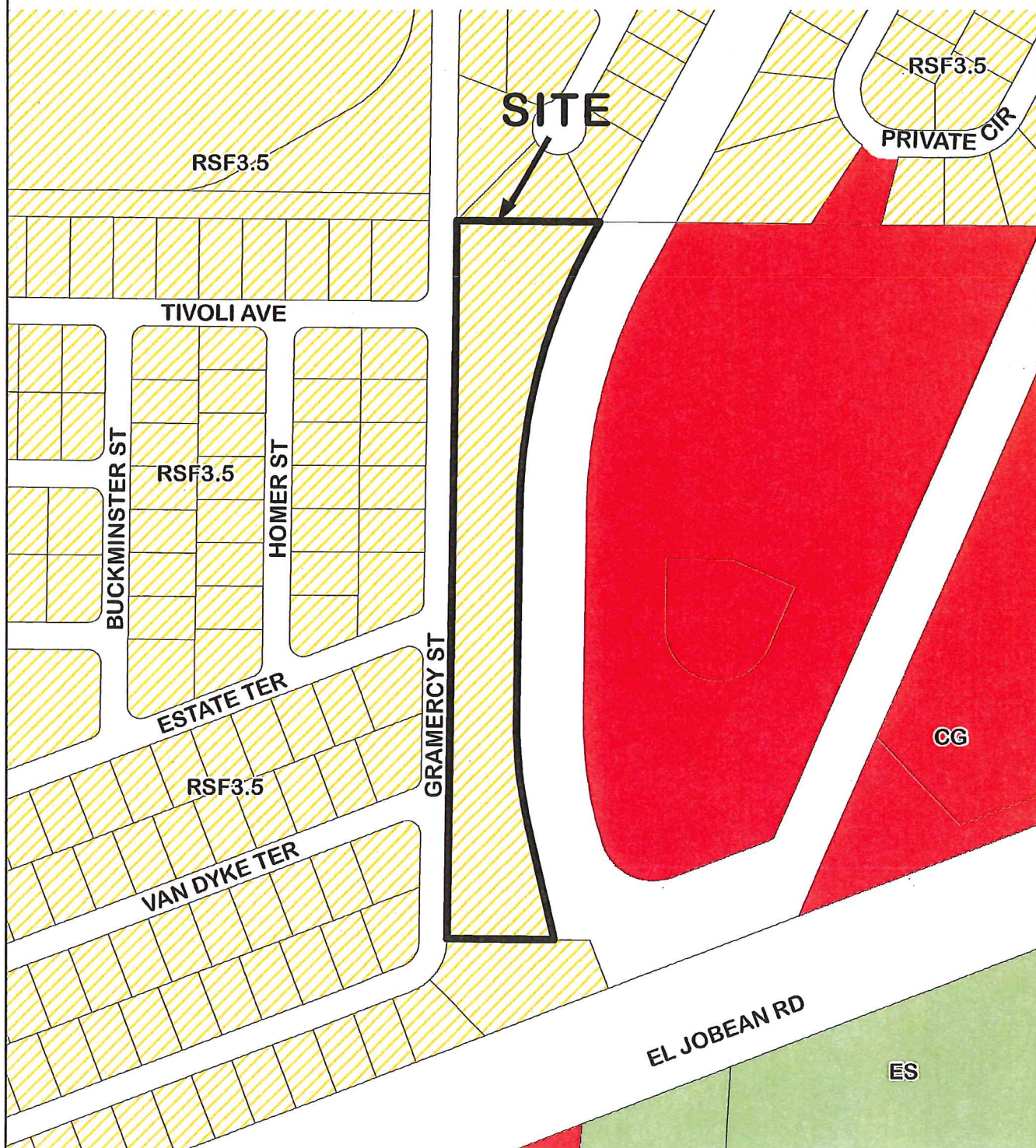
# CHARLOTTE COUNTY

## Zoning Map for PP-07-05-09

Charlotte County Government

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## Charlotte County Board of County Commissioners

## Agenda Item Summary REQUEST NUMBER:

## 1. DEPARTMENT MAKING REQUEST/NAME/EXTENSION:

Community Development Department/Development Review Division  
Tom Scott, Acting Development Review Manager/1582

## 2. MEETING DATE:

August 21, 2007

## 3. REQUESTED MOTION/ACTION:

Approve PP 07-05-09, Gramercy Street Development with five (5) conditions.

## 4. AGENDA

CONSENT

REGULAR

PRESENTATION ☒

TIME REQUIRED:

## 5. IS THIS ITEM BUDGETED (IF APPLICABLE)? YES\_ NO\_ IF NO, STATE ACTION REQUIRED

BUDGET ACTION:

FINANCIAL IMPACT SUMMARY STATEMENT:

DETAILED ANALYSIS ATTACHED? YES NO BUDGET OFFICER DATE

## 6. BACKGROUND: (WHY IS THE ACTION NECESSARY, AND WHAT ACTION WILL BE ACCOMPLISHED)

Quality Homes of Port Charlotte, Inc. has applied for a Preliminary Plat for a subdivision consisting of fourteen (14) lots for cluster housing in Section 15, Township 40, Range 21. The site, consisting of 4.66 acres, more or less, is located on the east side of Gramercy Street, west of the Crestwood Waterway and north of El Jobean Road in Commission District IV. A complete legal description is on file.

Staff has reviewed the application. The property is currently a single parcel of 4.66 acres, more or less, and the applicant is proposing to subdivide into fourteen (14) single family lots for cluster housing and three (3) tracts. Tract C-1 and Tract C-2 will be set aside for common areas, irrigation, drainage and landscaping, and one large tract, Tract P-1, will be for Preservation, wetland buffer and other proper purposes. The proposed development is consistent with the Comprehensive Plan and the zoning district (RSF3.5). This project received approval for a Special Exception (SE-06-11) for cluster homes and patio homes on April 12, 2006. All lots must meet the 50' width requirement since there will be no minimum lot area. The project received DRC approval on October 23, 2006. There is an existing outfall ditch located on the site, and an easement must be provided to the County for this ditch. The applicant must comply with all requirements of the Environmental and Landscape and Tree Compliance issues, including wetlands, scrub jay Yellow Zone issues, SWFWMD ERP Permit, and the Army Corps. Permit if required. Water and sewer services will be provided by Charlotte County Utilities. The parcel lies within the Suburban Area of the Urban Service area, and is located within the Tropical and Category 1 Storm Surge Zones. All stormwater issues must be satisfied per the Stormwater Management Division of Public Works, and all survey graphic requirements and the legal description requirements must be satisfied per the County Surveyor. All tracts must be clearly identified as to size (including square footage) and use on the final mylar. The C-3 drainage easement must be properly described in the dedication and on the graphics.

Staff recommends approval with the following five (5) conditions:

- (1) The applicant must provide the County with an easement for the outfall ditch.
- (2) The applicant must comply with all requirements of the Environmental and Landscape and Tree Compliance (including permits) prior to final plat approval.
- (3) All stormwater issues must be satisfied per the Stormwater Management Division of Public Works.
- (4) Graphic information on final mylar must be approved by County Surveyor prior to submitting for Final Plat.
- (5) All tracts must be clearly identified as to size and use on final mylar, including C-3 easement.

The Planning and Zoning Board heard this petition on July 9, 2007 and recommends approval with the five (5) conditions.

## 7. RECOMMENDED APPROVAL AND DATE (YES &amp; NO BLOCK INDICATE IF APPROVAL IS/IS NOT REQUIRED)

DIVISION/DEPARTMENT DIRECTOR	PURCHASING DIRECTOR	OTHER	OTHER	COUNTY ATTORNEY	COUNTY ADMINISTRATOR
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<i>T.A. J. DASH</i>				<i>JSK 7-24-07</i>	<i>RB 7/24/07</i>

## 8. COMMISSION ACTION:

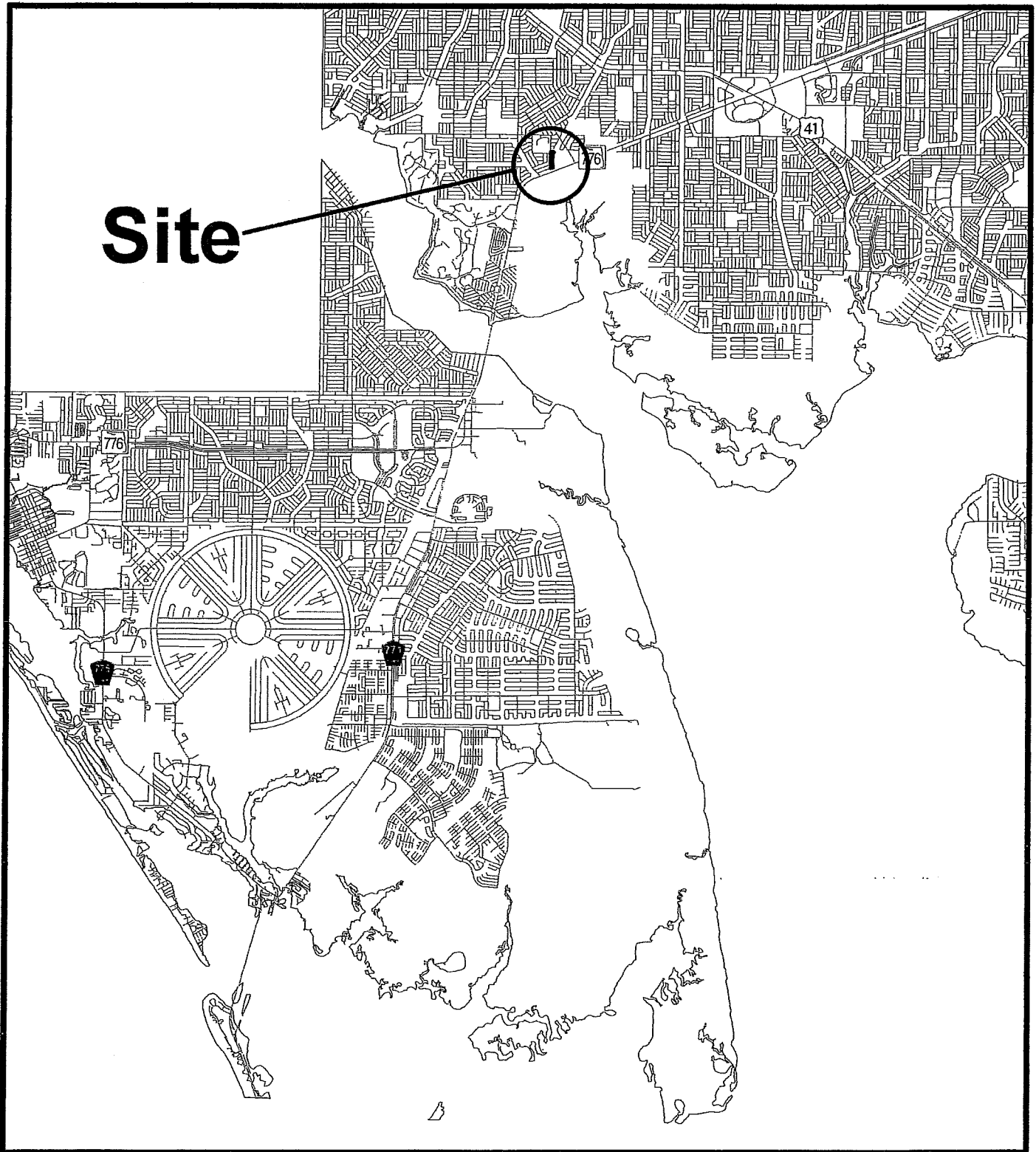
☐ APPROVED☐ DENIED☐ DEFERRED DATE TO BRING BACK:☐ OTHER SPECIFY:

*RB*  
*LR 2007-389*





PP-07-05-09  
GRAMERCY STREET DEVELOPMENT  
General Area Map



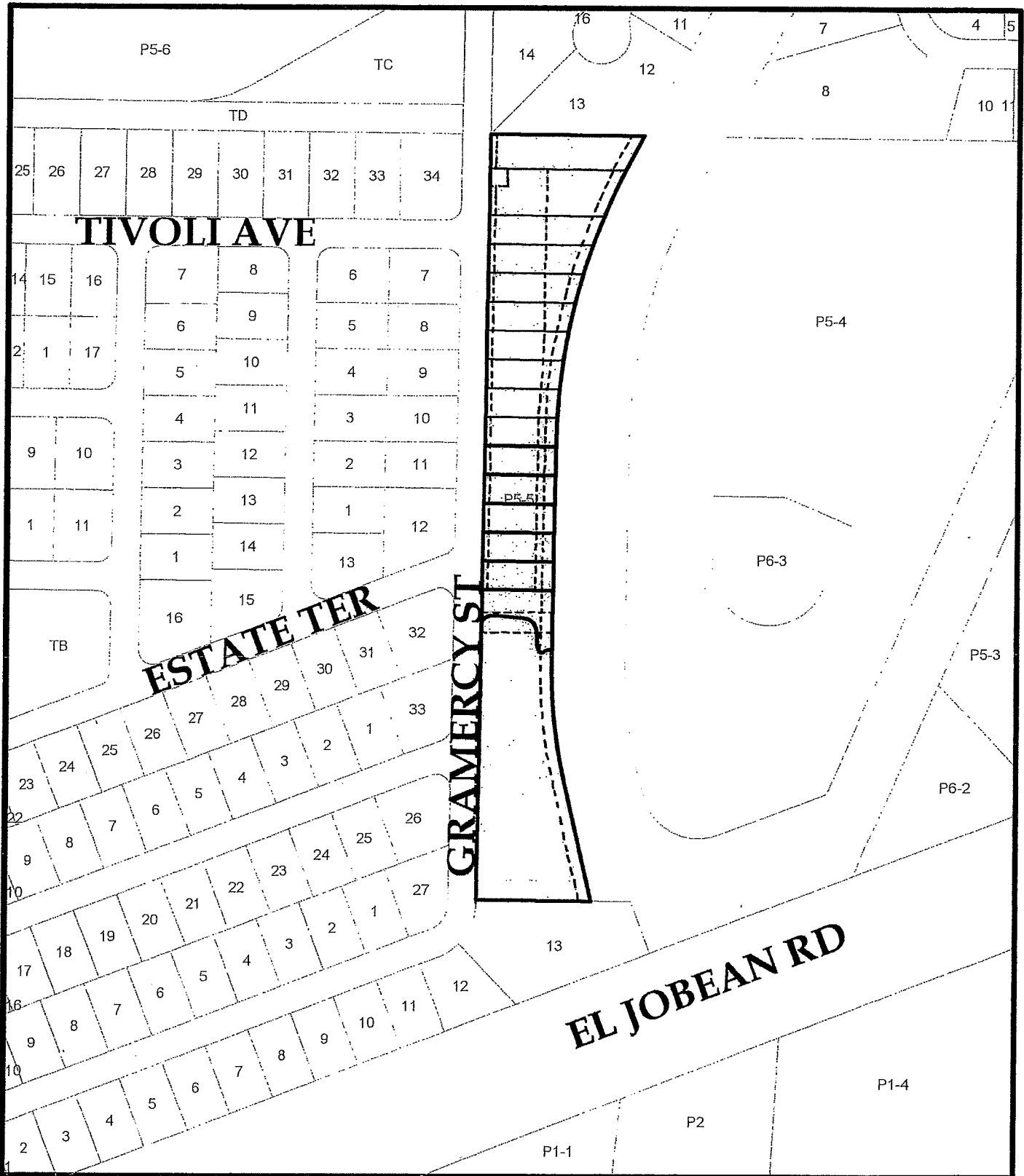
Charlotte County Community Development Department  
Land Information Services  
Map prepared by David Vance

Map Page: 3A/15N



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PP-07-05-09  
GRAMERCY STREET DEVELOPMENT  
Site Map




Charlotte County Community Development Department  
Land Information Services  
Map prepared by David Vance

Map Page: 3A/15N



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TO: PLANNING AND ZONING BOARD

FROM: JIM DOSSETT   
DEVELOPMENT REVIEW MANAGER  
COMMUNITY DEVELOPMENT DEPARTMENT

RE: PP-07-05-09  
PRELIMINARY PLAT  
GRAMERCY STREET DEVELOPMENT

SUMMARY DATE: June 6, 2007

\*\*\*\*\*

Quality Homes of Port Charlotte, Inc. has applied for a Preliminary Plat for a subdivision consisting of fourteen (14) lots for cluster housing in Section 15, Township 40, Range 21. The site, consisting of 4.66 acres, more or less, is located on the east side of Gramercy Street, west of the Crestwood Waterway and north of El Jobean Road in Commission District IV. A complete legal description is on file.

Staff has reviewed the application. The property is currently a single parcel of 4.66 acres, more or less, and the applicant is proposing to subdivide into fourteen (14) single family lots for cluster housing and three (3) tracts. Tract C-1 and Tract C-2 will be set aside for common areas, irrigation, drainage and landscaping, and one large tract, Tract P-1, will be for Preservation, wetland buffer and other proper purposes. The proposed development is consistent with the Comprehensive Plan and the zoning district (RSF3.5). This project received approval for a Special Exception (SE-06-11) for cluster homes and patio homes on April 12, 2006. All lots must meet the 50' width requirement since there will be no minimum lot area. The project received DRC approval on October 23, 2006. There is an existing outfall ditch located on the site, and an easement must be provided to the County for this ditch. The applicant must comply with all requirements of the Environmental and Landscape and Tree Compliance issues, including wetlands, scrub jay Yellow Zone issues, SWFWMD ERP Permit, and the Army Corps. Permit if required. Water and sewer services will be provided by Charlotte County Utilities. The parcel lies within the Suburban Area of the Urban Service area, and is located within the Tropical and Category 1 Storm Surge Zones. All stormwater issues must be satisfied per the Stormwater Management Division of Public Works, and all survey graphic requirements and the legal description requirements must be satisfied per the County Surveyor. All tracts must be clearly identified as to size (including square footage) and use on the final mylar. The C-3 drainage easement must be properly described in the dedication and on the graphics.

Staff recommends approval with the following five (5) conditions:

- (1) The applicant must provide the County with an easement for the outfall ditch.
- (2) The applicant must comply with all requirements of the Environmental and Landscape and Tree Compliance (including permits) prior to final plat approval.
- (3) All stormwater issues must be satisfied per the Stormwater Management Division of Public Works.
- (4) Graphic information on final mylar must be approved by County Surveyor prior to submitting for Final Plat.
- (5) All tracts must be clearly identified as to size and use on final mylar, including C-3 easement.





# Development Review Committee

## Standardized Review and Recommendation Sheet

Department: Public Works

From: Gary Grossman, Assistant Transportation Engineer

Phone: (941) 575-3600 Fax: (941) 637-9265

e-mail: Gary.Grossman@charlottefl.com

**Project #:** PP-07-05-09 Preliminary/Final Plat Approval

**Project Name:** Gramercy Street – Quality Homes of Pt. Charlotte

**Date of Review:** June 1, 2007

**Recommendation:** ☐ Approve ☒ Do Not Approve ☐ Preliminary Approval Only

The applicant, Quality Homes of Pt. Charlotte, Inc., is requesting Preliminary/Final Plat approval for property location: Gramercy Street Development, Section 15, Township 40S, Range 21E, Property ID #0070378-003650-4.

Public Works has reviewed the application and materials submitted, and recommend that the DRC Committee recommend denial to the BCC for the following reasons.

**The following conditions apply:**

1. This submittal does not comply Charlotte County Code. Survey – Ed McDonald

**Section 3-7-51 - Preliminary Plat Application Graphic Requirements.**

- (a) The preliminary plat shall be drawn at a reasonable scale, one (1) inch to one hundred (100) feet preferred. Survey – Ed McDonald

*Notes:*

- (2) Legal description of tract shall be prepared by the surveyor of record and approved by the County Surveyor. All legal descriptions shall begin at a section corner or other recorded government corner, regardless of whether it is a new plat or a replat of a previously recorded plat. State plane coordinates (NAD-1983-90) shall be stated on the plat and in the description for at least two (2) PRM's of the proposed plat. Survey – Ed McDonald
2. The project site is shown incorrectly on the Location Map. Transportation Engineering – Gary Grossman

GG:mb

copy: Mary Webster, Land Development

**INTEROFFICE MEMORANDUM**  
**Development Review Division**

**To:** Mary Webster

**FROM:** Gerry M. Collins  
Land Information Technician

**DATE:** May 29, 2007

**RE:** Addressing Comments  
July 09, 2007 P&Z/August 21, 2007 BCC

**PP-07-05-09 Gramercy St. – Quality Homes of Port Charlotte County**  
I have no comment on this application.



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## **MEMORANDUM**

**Date:** May 29, 2007  
**TO:** Jim Dossett,  
Development Review Manager  
**FROM:** Jie Shao, Planner II  
Comprehensive Planning Section  
**SUBJECT:** PP-07-05-09

---

Mr. Dossett,

I have reviewed the requested Preliminary Plat for the parcel P5-5 located on Gramercy Street, in Section 15, Township 40 South, and Range 21 East in the Port Charlotte area, and have the following observations and comments:

1. The applicant is requesting a Preliminary Plat for the parcel P5-5 located on Gramercy Street, in Section 15, Township 40 South, and Range 21 East in the Port Charlotte area, Florida. The site contains a total of 4.66± acres.
2. The parcel lies within the Suburban Area of the Urban Service Area.
3. The entirety of the Preliminary Plat is located within the Tropical and Category 1 Storm Surge Zones.
4. The Zoning District of the subject parcel is Residential Single-family-3.5 (RSF3.5).
5. The underlying Future Land Use Map designation is Low Density Residential.

The proposed development is consistent with the Comprehensive Plan and zoning district. The Preliminary Plat will not increase the allowable development density of the applicant's property.

Comprehensive Planning has no objection to this Preliminary Plat. Thank you for the opportunity to review the application.

JS/js

**COMMUNITY DEVELOPMENT  
Planning**

18500 Murdock Circle, B-201 | Port Charlotte, FL 33948-1068  
Phone: 941.764.4903 | Fax: 941.743.1292



# Charlotte County Government

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## **MEMORANDUM**

Date: June 11, 2007  
To: Mary Webster, Permitting & Licensing Coordinator  
From: Ken Quillen, Planner III *KQ*  
Subject: Preliminary Plat Review, File Number: PP-07-05-09

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The Current Planning and Zoning Division has the following comments regarding the proposed preliminary subdivision plat called **Gramercy Street Development**.

Project Summary: This preliminary-subdivision plat proposes 14 residential lots (numbered 1-14) for seven attached townhouse residences and three Tracts labeled "C-1", "C-2" and "P-1". A Tract Use Table is included on sheet 2 indicating what the tract lots are to be used for.

Current Zoning Classification: The property has an existing zoning classification of Residential Single-family-3.5 (RSF-3.5), which allows single-family residences as permitted uses with a density up to 3.5 dwelling units per acre. A Special Exception was granted by the Board of Zoning Appeals on April 12, 2006, (file #SE-06-11) to allow a cluster housing development on this property as per the approved plan. This proposed preliminary plat and associated development does comply with the zoning code and the approved Special Exception.

Future Land Use Designation (FLUM): The property has a FLUM classification of Low Density Residential and the proposed use is consistent with this classification.

Development Review Committee (DRC): The DRC approved the preliminary development plans (file #DRC-P-06-68pp) on October 23, 2006. This plat appears to be in conformity with these approved plans with regard to the number of lots and number of dwelling units permitted.

**The Current Planning and Zoning Division recommends approval of this preliminary plat.**

### **COMMUNITY DEVELOPMENT**

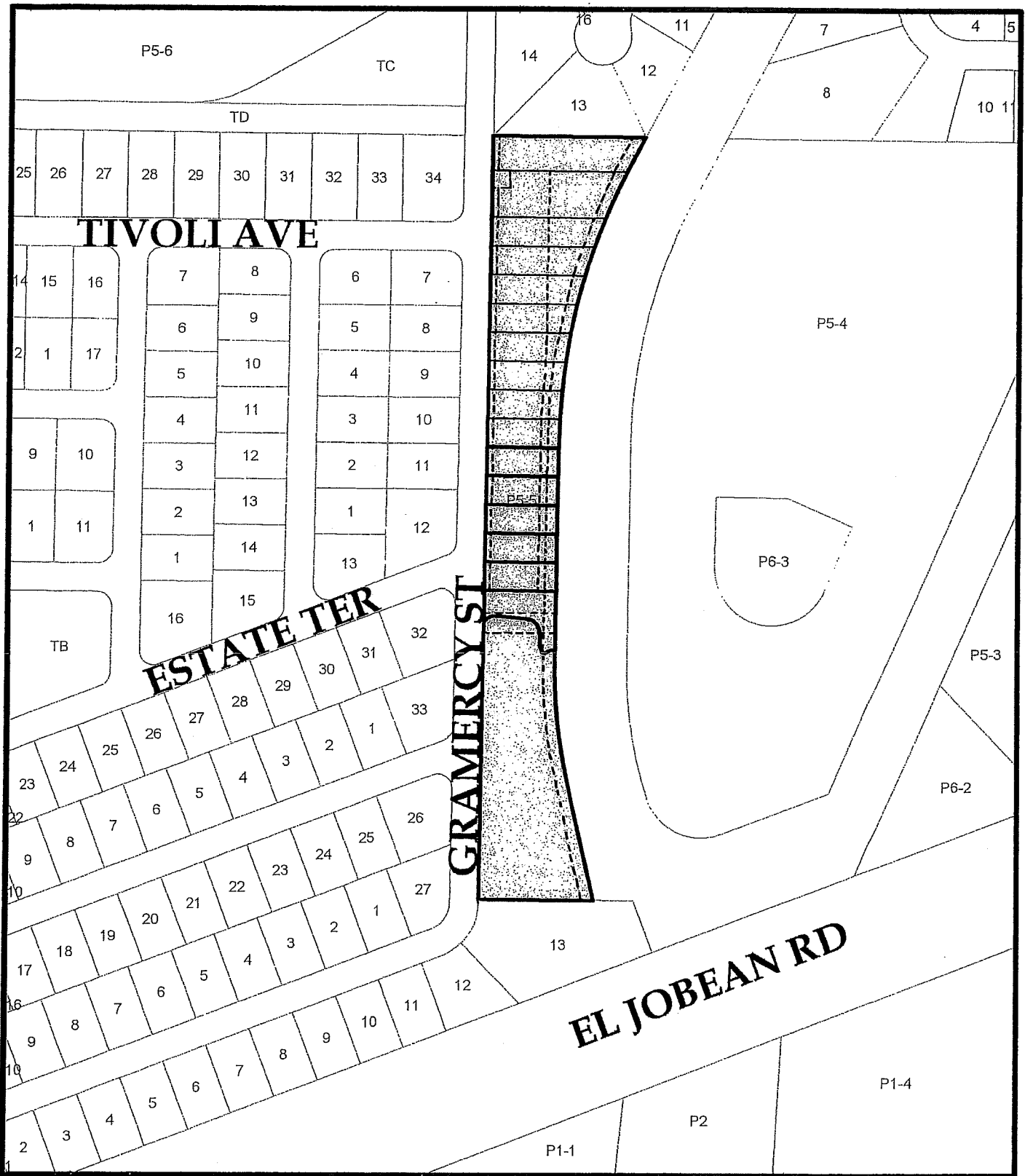
#### **Zoning**

18500 Murdock Circle, B-105 | Port Charlotte, FL 33948-1068  
Phone: 941.743.1964 | Fax: 941.743.1598





PP-07-05-09  
GRAMERCY STREET DEVELOPMENT  
Site Map



Charlotte County Community Development Department  
Land Information Services  
Map prepared by David Vance

Map Page: 3A/15N

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**Charlotte County**  
**Community Development Department**  
18500 Murdock Circle  
Port Charlotte, FL 33948-1094  
Telephone (941) 743-1290  
Fax (941) 743-1598

**TO:** Jim Dossett, Land Development Review Division Mgr.

**FROM:** Jamie Scudera, Environmental Specialist

**DATE:** June 6, 2007

**SUBJECT:** PP-07-05-09 Preliminary Plat  
Gramercy Street Development

The Current Planning and Zoning (Environmental Review) Section has reviewed the above referenced petition for **Environmental and Landscape and Tree compliance** and offers the following comments:

1. An aerial photo review was conducted of the property. The  $\pm 4.66$  acre property contains undeveloped native upland and wetland habitats.
2. The project site contains habitat which may be utilized by species listed by the United States Fish and Wildlife Service (FWS) or Florida Fish and Wildlife Conservation Commission (FWCC) as endangered, threatened, or a species of special concern.

The Current Planning and Zoning (Environmental Review) Section recommend **approval** of application **PP-07-05-09 Preliminary Plat** with the following conditions.

1. The applicant has submitted a Florida Land Use, Cover and Forms Classification System (**FLUCCS**) Map and applicable listed species survey performed by W. Dexter Bender documenting no observation of listed species utilization during June, July and Nov. 2005 surveys. Staff will conduct a follow up site visit and current gopher tortoise surveys may be required if evidence of utilization is found. Appropriate FWCC permits and mitigation will be required prior to final DRC and the issuance of county permits and land clearing activities. All required Florida Fish and Wildlife Service (FWS) and Florida Fish and Wildlife Conservation Commission (FWCC) authorization/permits, if necessary must be provided to staff prior to final DRC approval and the issuance of county permits, land clearing activities and/or final plat approval.
2. The project must comply with **Chapter 3-5, Article XV, Surface Water and Wetland Protection** requirements of the County Code. The applicant must submit a Southwest Florida Water Management District (SWFWMD)

Environmental Resource Permit (ERP) and possibly US Army Corps of Engineer review and permits. Development site/landscape plans and final plat must illustrate all wetland impacts, preservation and required buffers.

1. The project must comply with **Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation** requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.
2. The applicant must comply with **Chapter 3-5, Article XVI, Open Space/Habitat Reservation Trust** requirements of the County Code. A review of the site plan reveals the applicant has preserved 35.4% of the property in its natural state. Final site/landscape plans and final plat must illustrate preserved portion as preserved, in perpetuity, and show calculations.
3. All trees that are removed or preserved must satisfy **Chapter 3-2, Article IX, Tree Requirements**, of the County Code. A tree survey must be supplied prior to any land clearing or issuance of building permits. Heritage trees may occur on site. Heritage trees are further protected by the provisions of **Chapter 3-2, Article IX, Section 190** of the County Code. The applicant must incorporate the trees into the site plan or show that every effort has been made to save the trees. Documentation must be provided prior to final DRC approval or the issuance of tree removal permits. A Tree Removal Authorization, Memorandum of Fee Exemption, and Tree Preservation permits must be obtained prior to any land clearing activity or final DRC approval.
4. Four (4) copies of a landscape plan that complies with **Chapter 3-5, Article XVIII, Landscaping and Buffer Requirements**, of the County Code must be provided for all development that requires parking. Four (4) copies of an approved landscape plan must be provided prior to final DRC approval. All Brazilian pepper, Melaleuca, Australian pines and downy rose myrtle must be removed from the site during development, according to 3-5-397 of the landscaping code.

The applicant is advised that the Charlotte County site review is cursory, additional wildlife or environmental reviews may be required by state and federal agencies.

Thank you for giving the Environmental Review Section an opportunity to review this Preliminary Plat application. If there are any questions please contact me at (941) 743-1290.

JS

P: animal/PLATS-2007/ PP-07-05-09(GramercyStreetDevelopment).doc



**CHARLOTTE COUNTY**  
**Preliminary/Final Plat Application Form**  
**(Must have Preliminary DRC approval before submitting)**

Date Received	
Preliminary: <u>5/15/07</u>	Final: _____
Petition #: <u>PP-07-05-09</u>	
Receipt #: <u>868679</u>	
Amount Paid: <u>1771.00</u>	

**Please provide the following with your application:**

- Letter of intent
  - Thirty-five (35) sets of proposed plans for your subdivision
  - Filing Fee: \$1771.00
  - 35 copies proposed plans on 11" x 17" paper
  - Disk in PDF format of Proposed Plat, and all graphics submitted with application
  - Copy of Preliminary DRC approval letter
  - Disk in .DWG AutoCad format or .DXF universal cad format
- 
1. Name of proposed subdivision: Gramercy Street Development
  
  2. Name of applicant\*: Quality Homes of Pt. Charlotte, Inc. Phone: (941) 629-8600  
Address: 989 Tamiami Trail City: Pt. Charlotte ST: FL Zip: 33953
  
  3. Name of local agent: Banks Engineering Phone: (941) 625-1165  
Address: 12653 SW County Rd. 769, Suite B City: Lake Suzy ST: FL Zip: 34269
  
  4. Owner(s) of record\*: Quality Homes of Pt. Charlotte, Inc. Phone: (941) 629-8600  
Address: 989 Tamiami Trail City: Pt. Charlotte ST: FL Zip: 33953
  
  5. Land surveyor: Banks Engineering Phone: (941) 625-1165  
Address: 12653 SW County Rd. 769, Suite B City: Lake Suzy ST: FL Zip: 34269
  
  6. Engineer: Banks Engineering Phone: (941) 625-1165  
Address: 12653 SW County Rd. 769, Suite B City: Lake Suzy ST: FL Zip: 34269
  
  7. Attorney: McKinley, Ittersagen, Gunderson & Berntsson, P.A. Phone: (941) 255-5480  
Address: 18501 Murdock Cir., Ste. 101 City: Pt. Charlotte ST: FL Zip: 33948

\* Any person or entity holding real property in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall in this application disclose the name and address of every person having a beneficial interest in the real property however small and attach list to this application.

8. Property Location: Section 15 Township: 40S Range: 21E

Legal Description of Property: (do not put see attached) \_\_\_\_\_

See the attached Legal Description on the Boundary Survey.

Property ID # **(required)** 0070378-003650-4

9. Has an administrative interpretation of the Comprehensive Plan ever been applied for or received for subject property or proposed development? (e.g., Vested Rights, Future Land Use Map Boundary Clarification, Representations Previously Made, Deed Restrictions, Sales Maps, or Master Plan Maps, or Master Plan Maps Registered with the State Division of Land Sales). If so, PLEASE PROVIDE A COPY OF THIS INTERPRETATION.

Date: N/A

Type: \_\_\_\_\_

Has this property been the subject of a public hearing within the last six (6) months?

     Yes      X   No    If yes, in whose name: \_\_\_\_\_

Petition number: \_\_\_\_\_

Hearing Held by:

Date:

     Board of County Commissioners

\_\_\_\_\_

     Planning and Zoning Board

\_\_\_\_\_

     Development Review Committee (DRC)

\_\_\_\_\_

**(attach all Department comments and decision letters)**

**PLEASE ATTACH COPY OF MINUTES OR NOTICE OF DECISION**

10. Has this property been platted before?

  X   Yes         No    If yes, in what name: Port Charlotte Subdivision Section 100

Date Recorded: \_\_\_\_\_

Has the previous plat been vacated?   X   Yes         No

11. Future Land Use Map Designation: low density residential
- Existing zoning: RSF-3.5
- Number of Lots Allowed: 14      Number of Lots Proposed: 14
- Minimum lot size: 6,000 SF      Minimum lot dimension: 50' (width)
- Total acreage: 4.66      Total Density: 3.00
12. Type of proposed development:
- X single family      mobile home
- multi-family      commercial
- industrial      planned development
13. Will the proposed development require any rezoning? Yes \_\_\_\_\_ No X
- If yes, please indicate proposed zoning: \_\_\_\_\_
14. Has any variance, exception, or special permit concerning this property been granted by the Board of Zoning Appeals? Yes X No \_\_\_\_\_
- If yes, please specify: Special Exception (#SE-06-11) for cluster development
15. Is any variance from the subdivision requirements anticipated or requested: Yes \_\_\_\_\_ No X If yes, please specify: \_\_\_\_\_
16. Is this proposed plat part of a Development of Regional Impact (DRI)? Yes \_\_\_\_\_ No X
- If yes, name the DRI and specify how this plat complies with the DRI development approval:
17. Is the proposed subdivision located within a flood hazard zone as established by F.E.M.A.? Yes X No \_\_\_\_\_
- If yes, please specify: Zone 8 AE; Firm Panel 0202F

18. What is the proposed minimum elevation of road crown and of the lots?

Road: 5.05 feet above mean sea level Lot: 8.0 feet above mean sea level  
(existing)

Existing elevation ranges from an average low of 4.0 to an average high of  
6.50 feet above mean sea level.

Elevations based on ☒ NGVD -1929 ☐ NGVD-1988

19. What type of sanitary water and sewer facilities are proposed?

- a. \_\_\_\_\_ septic tanks
- b. X centrally collected and treated sewer
- c. \_\_\_\_\_ wells
- d. X treated and centrally distributed water
- e. \_\_\_\_\_ if "d" is checked, hydrants and 6" line is required as minimum

20. Provide letter of availability from each utility for water and sewer service. Applicant is to provide a notarized developer's letter of intent as required by C.C.C. Sec. 3.7.56 (1) Article III. **Please see the attached CCU Utility Plan Approval.**

21. If any combination of proposed utilities using wells and/or septic tanks are proposed, please attach a statement from the Charlotte County Health Department verifying that the systems are acceptable based on the proposed subdivision. **N/A**

22. Has applicant requested any soil survey from the Soil Conservation Department?  
Yes \_\_\_\_\_ No X

23. Has applicant made initial contact with the Charlotte County Engineer?  
Yes \_\_\_\_\_ No X  
If private roads are proposed a letter from the County Engineer approving the design concept of the roads is required.

a. The rights-of-way for this proposed subdivision are to be:

\_\_\_\_\_ dedicated \_\_\_\_\_ private  
\_\_\_\_\_ paved to county specifications \_\_\_\_\_ paved not to County specifications  
\_\_\_\_\_ unpaved X existing dedicated roads

24. Provide a written description of any environmental conditions existing on the site including flora and fauna. The County may require additional information including a professional report. **See the attached Environmental Considerations Report.**

25. Do any natural bodies of water exist on property? Yes X No \_\_\_\_\_

If yes, please state if it is tidal: tidal

26. Is any excavation in any form proposed? Yes X No

## LETTER OF AUTHORIZATION

The undersigned hereby acknowledges himself to be the owner of otherwise unified control of the real property described below and further authorizes Banks Engineering to act as agent in obtaining information and permits for this real property.

Quality Homes of Pt. Charlotte, Inc.  
Dean R. DeGross, Owner

By: \_\_\_\_\_

Property Description: 0070378-003650-4; 2150 Gramercy Street, Pt. Charlotte, FL 33953

ATTEST/NOTARY

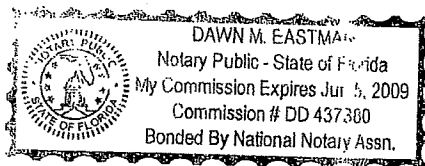
STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this  
May 19, 2006 by Dean R. DeGross of  
(date) (name of officer or agent, title of officer or agent)

Quality Homes of Pt. Charlotte, Inc., a Florida  
(name of corporation acknowledging) (state or place of incorporation)

corporation, on behalf of the corporation. He/she is personally known to me or has produced

N/A as identification.  
(type of identification)



Dawn M. Eastman  
(Signature of person taking acknowledgment)

Dawn M. Eastman  
(Name typed, printed or stamped)

BARBARA T. SCOTT, CHARLOTTE COUNTY CLERK OR BOOK 2894, PGS 143-145 3 pg(s)  
INSTR # 1506953 Doc Type D, Recorded 01/23/2006 at 08:33 AM Deed Doc: \$0.70  
Rec. Fee: \$27.00 Cashier By: MONICAA

Rec'd 37.00  
Doc Stmp. .70  
★ #178 pgs

This Instrument Was Prepared By:  
Ariana R. Fleeman  
MOORE AND WAKSLER, P.L.  
1107 W. Marion Avenue  
Suite 112  
Punta Gorda, FL 33950

Parcel ID Number:

## Corrective Warranty Deed

This Indenture, Made this 18<sup>th</sup> day of December, 2005 A.D., Between  
Deh Van, LLC, a Florida limited liability company, as to an undivided 20% interest

of the County of Charlotte, State of Florida, grantors, and  
Quality Homes of Ft. Charlotte, Inc., a Florida corporation

whose address is: 989 Tamiami Trail, Port Charlotte, FL 33953

of the County of Charlotte, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Charlotte, State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS IS A CORRECTIVE DEED to correct the Legal Description in that Warranty Deed  
dated August 24, 2005 and recorded August 28, 2005 in Official Records Book 2790 at  
Page 0532 of the Public Records of Charlotte County, Florida.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Deh Van, LLC, a Florida limited liability company

Printed Name: Carlo J. LoRico

By: Carlo J. LoRico (Seal)

F.O. Address: 3005 Caring Way, Ste A, Port Charlotte, FL 33952

Witness

Printed Name: Carol St. Germain

Witness

Printed Name: K. P. P.

Witness

STATE OF Florida  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2005 by  
Carlo J. LoRico, Manager of Deh Van, LLC, a Florida limited liability company, on behalf  
of the company

he is personally known to me or he has produced his

as identification.



Stacey Lynn Whittaker  
Commission #DD283644  
Expires: Jan 21, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

Stacey Lynn Whittaker  
Printed Name: Stacey Lynn Whittaker  
Notary Public  
My Commission Expires: 1/21/08

Corrective Warranty Deed - Page 2

Parcel ID Numbers:

Country of The Netherlands  
City of Arnhem

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December, 2005 by  
Herman Veenendaal, Manager of Dah Van, LLC, a Florida limited liability company, on  
behalf of the company

who is personally known to me or who has produced his passport as identification. number NH 1754768

Printed Name: Mr. E. Crol-Kole  
Notary Public  
My Commission Expires: 06-06-2015



E. Crol-Kole



**EXHIBIT "A"**

A portion of land Section 15, Township 40 South, Range 21 East, Charlotte County, Florida, being bounded as follows:

On the North by the South line of Lot 13, of Block 3084, as shown on the said plat of PORT CHARLOTTE SUBDIVISION SECTION FIFTY-SEVEN; on the East by the West Line of Crestwood Waterway; on the South by the North line of Lot 13, Block 3080 and its Westerly prolongation to the Easterly boundary line of the said plat of PORT CHARLOTTE SUBDIVISION SECTION FIFTY-SEVEN; and on the West by the East Right-of Way Line of said Gramercy Street, as it now exists.

AND

Lots 1, 2 and 3, Block 5256, PORT CHARLOTTE SUBDIVISION, Section One Hundred, as recorded in Plat Book 13, Pages 7-A through 7-H, of the Public Records of Charlotte County, Florida.

A handwritten signature or mark, possibly a stylized 'P' or a similar character, located in the lower right corner of the page.

# **Banks Engineering**

Professional Engineers, Planners & Land Surveyors  
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ CHARLOTTE

## LEGAL DESCRIPTION

O.R. 2790 PAGE 532:

A PORTION OF LAND IN SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTH LINE OF LOT 13 BLOCK 3084, AS SHOWN ON THE SAID PLAT OF PORT CHARLOTTE SUBDIVISION, SECTION FIFTY-SEVEN; ON THE EAST BY THE WEST LINE OF CRESTWOOD WATERWAY; ON THE SOUTH BY THE NORTH LINE OF LOT 13 BLOCK 3080 AND ITS WESTERLY PROLONGATION TO THE TO THE EASTERLY BOUNDARY LINE OF SAID PLAT OF PORT CHARLOTTE SUBDIVISION SECTION FIFTY-SEVEN; AND ON THE WEST BY THE EAST RIGHT-OF-WAY LIEN OF SAID GRAMERCY STREET, AS IT NOW EXISTS.

AND

LOTS 1, 2 AND 3, BLOCK 5256, PORT CHARLOTTE SUBDIVISION, SECTION ONE HUNDRED, AS RECORDED IN PLAT BOOK 13, PAGES 7-A THROUGH 7-H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALSO DESCRIBED BY THIS FIRM AS:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST, BEING A PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2790, PAGE 532, CHARLOTTE COUNTY PUBLIC RECORDS, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 BLOCK 3084, PORT CHARLOTTE SUBDIVISION SECTION FIFTY SEVEN RECORDED AMONG THE LAND RECORDS OF SAID CHARLOTTE COUNTY IN PLAT BOOK 5 AT PAGES 71A THROUGH 71C ; THENCE S.89°39'09"E. ALONG THE SOUTH LINE OF SAID LOT FOR 267.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND TO AN INTERSECTION WITH CRESTWOOD WATERWAY; THENCE S.28°13'01"W. ALONG THE WEST LINE OF SAID CRESTWOOD WATERWAY FOR 45.48 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1062.50 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 27°38'52" FOR 512.70 FEET; THENCE S.00°34'09"W. ALONG SAID WEST LINE FOR 380.15 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 862.50 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 13°51'58" FOR 208.73 FEET; THENCE S.13°17'49"E. ALONG SAID WEST LINE FOR 214.82 FEET TO THE NORTHEAST CORNER OF LOT 13 BLOCK 3080 SAID PORT CHARLOTTE SUBDIVISION SECTION FIFTY SEVEN; THENCE N.89°36'13"W. ALONG THE NORTH LINE OF SAID LOT FOR 201.62 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE N.00°34'09"E. ALONG A LINE 25 FEET SOUTH AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 BEING THE EASTERLY LINE OF SAID PORT CHARLOTTE SUBDIVISION SECTION FIFTY SEVEN FOR 1328.30 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE SOUTH LINE OF SAID LOT 13 BLOCK 3084 AS BEARING S.89°39'09"E.

PARCEL SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.



## Charlotte County Utilities

25550 Harbor View Road, Suite 1 • Port Charlotte, FL 33980-2503  
Phone: (941) 764-4300 Fax: (941) 764-4557 Customer Service  
Phone: (800) 524-3494 - Fax: (941) 764-4319 Administration Offices  
[www.charlottecountyfl.com](http://www.charlottecountyfl.com)

*"To exceed expectations in the delivery of public services"*

January 29, 2007

Banks Engineering  
12653 SW County Road 769, Suite B  
Lake Suzy, FL 34269

Attn: Phil Aiuto, P.E.

Re: Gramercy Street Development; 06/1206

Dear Mr. Aiuto:

The referenced project engineering plans are approved. Two stamped copies are being returned for your records. This approval is valid for 1 year from the date shown on the CCU stamp on the Cover Sheet, and a Utility Agreement must be executed prior to any utility installation. Please contact our Engineering Services Coordinator at 941.764.4534 when final DRC approval, if applicable, has been granted and/or the developer is ready to initiate action on this project.

Two additional items are brought to your attention. First, all material submittals should be reviewed and submitted to CCU for approval by your firm, and secondly, enclosed is a Minimum Drawing check list which has been added to the CCU website. The check list reflects, line-by-line, the current Water and Sewer Minimum Drawing Requirements and was developed to assist you on the information CCU will be evaluating during the initial engineering construction plan reviews and the review of the as-built and record drawings.

If you have any questions, please feel free to contact me at 941-764-4541.

Sincerely,

  
Richard Matzko  
Charlotte County Utilities

Encl.

cc: Project Manager  
Engineering Coordinator  
Construction Coordinator  
Tom Dunn  
File No. 06/1206  
CHRONO

NUMBER: 06/1206

ALL MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING 14, 2005. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD

Water ERC Tally				
Units	Usage (gpd/unit)	Unit Quantity	Total Usage (gpd)	ERC Demand*
ea	225	14	3150	14,000
			3150	14,000
C = 225 gpd				
Sewer ERC Tally				
Units	Usage (gpd/unit)	Unit Quantity	Total Usage (gpd)	ERC Demand*
ea	190	14	2660	14,000
			2660	14,000
C = 190 gpd				

Water Tally	
Number of Meters	Meter Size
14	5" X 3/4"
1	5" X 3/4"
15	

Charlotte County Utilities  
Criteria Has Been:

- ☒ Met  
☐ Not Met (Resubmit)  
☐ Met With Comments

Date 1/12/10 By [Signature]

1	1-9-07	MISC. REVISIONS PER CCU REVIEW	DJS
NO.	DATE	REVISION DESCRIPTION	BY



RECEIVED  
RID-25-06

3126  
County

## Community Development Department

### COUNTY OF CHARLOTTE

Planning and Zoning Division

Charlotte County Administration Center

18600 Murdock Circle

Port Charlotte, Florida 33948-1094

Zoning & Current Planning: (941) 743-1964 • (941) 764-4184 • (941) 743-1224 • (941) 743-1966

FAX: (941) 743-1598

October 23, 2006

Quality Homes of Port Charlotte, Inc  
989 Tamiami Trail  
Port Charlotte, Florida 33953

Ref: Gramercy Street Development  
DRC-P-06-68pp

This letter is to confirm the decision of the Development Review Committee meeting held **Oct 19, 2006** regarding DRC-P-06-68pp requesting Preliminary Site Plan approval for Gramercy Street Development. This project consists of the development of a platted fourteen (14) lot duplex style single family clustered subdivision. This 4.66+/- acre site is located on Gramercy Street on Parcel P5-5 in Section 15, Township 40 South, and Range 21 East in Port Charlotte, Florida.

**It is the decision of the Development Review Committee to approve DRC-P-06-68pp Preliminary Site Plan with the following conditions:**

1. The engineer shall add the following note to the site plan in a prominent location. "A right-of-way use permit will be required for all work within the public right-of-way. Specific stipulations or conditions will be imposed at the time of the permit application." Construction Services – Bill Searfoss
2. The engineer shall add the following note to the utility plan in a prominent location. A separate right-of-way use permit will be required for all utility work within the public right-of-way. Specific stipulations or conditions will be imposed at the time of the permit application. The open cutting of Gennaro, Plank, Casto, Damek, Tivoli, Estate, Gramercy or any other street, for the purpose of providing water and/or sewer to the site, will not be allowed. Alternate methods, such as directional or jack and bore shall be utilized. Construction Services – Bill Searfoss
3. The applicant has also failed to show sufficient drainage data along Gramercy Street, parallel to the roadway, in front of their proposed development. Please provide existing ground shots showing how drainage presently functions, both upstream and downstream, from the development. Also, please provide swale grades along the portion of the roadways where utility lines are to provide service to the site. Grades shall be in sufficient quantity to ensure the contractor can restore the swales to a functioning capacity. Construction Services – Bill Searfoss
4. The existing swale fronting Gramercy Street shall be regraded in accordance with the current drainage plans. Drainage plans can be obtained by contacting Dawn Tenney, Charlotte County Public Works, at 941-575-3693. Stormwater Management – John DeGiovine

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Join us on the web at [www.charlottecountyfl.com](http://www.charlottecountyfl.com)

5. A drainage easement shall be granted to the public for the existing outfall ditch, which is shown on Sheet 4 and just south of Estate Terrace. Stormwater Management – John DeGloviné
6. Please verify that the proposed Outfall Control Structure (CS-1), shown on Sheet 5, has the correct grate elevation of 4.85 feet. The design high water elevation is shown at 4.96. Stormwater Management – John DeGloviné

**The following two (2) comments are submitted for consideration:**

7. The Section "E-E" detail appears to be more of a standard/typical driveway installation, rather than a section view at the location shown on the plan view. Stormwater Management – John DeGloviné
8. Provide the name of the maintenance entity responsible for the onsite Stormwater Management System. Stormwater Management – John DeGloviné.
9. All necessary regulatory permits (including FDEP permits)
10. Letter of approval for utility plans from the Appropriate Utility. For Charlotte County Utility area, use application and Minimum Technical & Drawing Standards found at these links:  
  
[http://www.charlottecountyfl.com/ccu/Engineering/Forms\\_Engineering/App\\_PlanReviewNewService.pdf](http://www.charlottecountyfl.com/ccu/Engineering/Forms_Engineering/App_PlanReviewNewService.pdf)  
  
<http://www.charlottecountyfl.com/ccu/Engineering/MINIMUMDRAWINGREQUIREMENTSPW.pdf>
11. All trees that are to be preserved or removed must be in accordance with **Chapter 3-2, Article IX, Tree Requirements**, of the County Code. Tree Removal Authorization, Tree Preservation, and a Memorandum of Exemption of Fees permits are required prior to any land clearing activity or the issuance of building permits.
12. The applicant must provide four (4) copies of a landscape plan that complies with **Chapter 3-5, Article XVIII, Landscaping and Buffer Requirements**, of the County Code prior to Final DRC approval. (Comments specific to the landscape plans have been sent via facsimile to Scott Windham for consideration.)
13. All Brazilian pepper, melaleuca, Australian pines and downy rose myrtle must be removed from the entire site in accordance with **Section 3-5-397** of the landscape requirements.
14. The project must comply with **Chapter 3-5, Article XV, Surface Water and Wetland Protection** requirements of the County Code. The applicant must submit a Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit (ERP) and possibly US Army Corps of Engineer review and permits. Development site and landscape plans must illustrate all wetland impacts, preservation and required buffers.

- 
15. The project site contains habitat which may be utilized by species listed by the United States Fish and Wildlife Service (FWS) or Florida Fish and Wildlife Conservation Commission (FWCC) as endangered, threatened, or a species of special concern. The applicant has submitted a Florida Land Use, Cover and Forms Classification System (**FLUCCS**) Map and applicable listed species survey performed by W. Dexter Bender documenting no observation of listed species utilization during June, July and Nov. 2005 surveys. Staff will conduct a follow up site visit and current gopher tortoise surveys may be required if evidence of utilization is found. Appropriate FWCC permits and mitigation will be required prior to final DRC and the issuance of county permits and land clearing activities.
  16. In addition, the property is within Florida scrub jay yellow zone. FWS review and release letter/permits are required prior to final DRC approval and the issuance of county permits and land clearing activities.
  17. The applicant must comply with **Chapter 3-5, Article XVI, Open Space/Habitat Reservation Trust** requirements of the County Code. A review of the site plan reveals the applicant has preserved 35.4 % of the property in its natural state. Final site and landscape plans must illustrate preserved portion as preserved, in perpetuity, and show calculations.
  18. The zoning designation for this property is RSF-3.5. All single family residential land use requirements and all single family residential development standards that are applicable to a cluster development in an RSF-3.5 zoning district as specified in all Sections of the Charlotte County Zoning Codes apply to any single family residential development on any building site created by this project.
  19. Based on the requirements of all applicable Sections of the Zoning Code this project is approvable for the cluster plan presented with this application with the following exceptions:
    - a. Per Section 3-9-71 and Section 3-9-32 the maximum lot coverage for each individual lot created by this subdivision is 35%.
    - b. This development plan needs an interior setback of 10' and 0'.
    - c. The minimum rear setback from a property line abutting a lot to the building line of the principal building is 20'.
  20. Per the site plan it appears that several easements may be created on this project site. At the time of building permitting any applicant for a building permit related to this subdivision must supply documents sufficient to release any easements affected or encroached upon any structure, fence, building or building element such as roof overhangs, air conditioning pads, etc.
  21. Per the site plan it appears that a 10' wide D.E. easement is being created under the building envelope. Is this correct?
  22. Provide a narrative and all documents needed to address each comment and each condition from this DRC review at the time of your next DRC application.
  23. Submit your application for Final Site Plan review after receiving Preliminary Plat approval.

Oct 23, 2006  
DRC-P-06-68pp  
Page 4

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24. Provide a narrative and all documents needed to address each comment and each condition from the Preliminary Plat review at the time of your next DRC application.

This site plan approval shall be valid for 12 months. If you wish to request a one time, 12 month extension you must do so in written form 30 days prior to the expiration date. The current fee for such an extension is \$245.00.

Sincerely,

A handwritten signature in cursive script, appearing to read "Buddy Braselton".

Buddy Braselton  
Planner II

BB/dac

Cc: Todd Rebol, P.E. Project Manager



**NOTICE OF APPROVAL  
FOR A SPECIAL EXCEPTION  
TO THE CHARLOTTE COUNTY ZONING CODE**

Pursuant to Charlotte County Code Section 3-9-7 (f), this is to acknowledge the approval of the Special Exception application, which was heard by the Charlotte County Board of Zoning Appeals.

**Applicant:** Quality Homes of Port Charlotte, Inc., 989 Tamiami Trail, Port Charlotte, FL

**Owner:** Same

**Location:** 2150 Gramercy Street, Port Charlotte, FL, described as Parcel P5-5, a portion of land in Section 15, Township 40S, Range 21E. The property contains +/- 2 acres.

**Petition #**SE-06-11

**Approval Date:** April 12, 2006

**Requested Special Exception:**

The requested Special Exception is to allow cluster homes and patio houses in the Residential Single Family-3.5 (RSF-3.5) zoning district.

**Conditions Placed on the Approval:**

1. *The project shall be in general conformance with all the submitted materials contained with the file. Any modification, alteration or revision to such materials may require a modification to the special exception.*
2. *Approval of this special exception is limited to the cluster housing use only. Additional DRC (Development Review Committee) and other technical requirements shall apply to the property and shall supercede the contents of this application.*
3. *The site is zoned Residential Single-family (RSF-3.5). Cluster houses (Section 3-9-61 of the County Code) are approved by special exception in the RSF districts. Notwithstanding the foregoing, Section 3-9-93 (Special Regulations), which apply to all zoning districts, states that no permit shall be issued for the erection of structures on a parcel of land or lot which does not abut a ROW for at least fifty (50) feet. Section 3-9-10(c)(3)(a) of the County Code (nonconforming lots of record) consistently supports this minimum lot width standard by requiring a variance prior to the issuance of building permits on nonconforming lots of less than fifty (50) feet in width. Staff recommends that lots be reconfigured to meet the minimum width of fifty (50) feet as measured at the front yard setback line.*
4. *These conditions shall carry with the land, as defined by Section 3-9-7(h), County Code, as this section may be amended or replaced.*

The special exception granted shall expire three (3) years after the date of approval unless the use allowed by the special exception is in existence and actively occurring on the subject property prior to the date of expiration. **Any such special exception which ceases to exist and actively occur on the subject property shall expire (3) three years from the effective date the activity permitted by the special exception ceased.** Prior to expiration, the applicant or property owner may request an extension from the Board of Zoning Appeals. Such extension may be granted to the applicant or owner upon showing of good cause. Any non-conforming special exception shall be subject to the requirements of Section 3-9-10 of the Zoning Regulations with regard to non-conforming uses.

A copy of this Special Exception Notice of Approval shall be filed in the Public Records of Charlotte County.

**Prepared by:** JORGE PEREZ  
Jorge Perez, MCP, Acting Zoning Official

BARBARA T. SCOTT, CLERK, CHARLOTTE COUNTY  
OR BOOK 2970, PGS 1373-1373 1 pg(s)  
INSTR # 1553246  
Doc Type NOT, Recorded 05/22/2006 at 09:56 AM  
Rec. Fee: \$10.00  
Cashiered By: MARGEC Doc. #4

**STATE OF FLORIDA  
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May, 2006 by Jorge Perez, who is personally known to me, and who did not take an oath.

BARBARA D. WATKINS  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. DD121899  
MY COMMISSION EXP. JUNE 14, 2007

Barbara D. Watkins  
Barbara D. Watkins, Notary Public

#116  
★  
Return to Community Development  
Barbara D. Watkins - Room 103

# **Banks Engineering**

Professional Engineers, Planners & Land Surveyors  
12653 SW C.R. 769, Suite B  
Lake Suzy, Florida 34269  
(941) 625-1165  
Fax (941) 625-1149

*Please Reply To:*  
PORT CHARLOTTE OFFICE

July 12, 2006

Mr. Mike Konefal  
Charlotte County Community Development  
18500 Murdock Circle  
Port Charlotte, FL 33948

Reference: **GRAMERCY STREET DEVELOPMENT  
SPECIAL EXCEPTION (#SE-06-11)  
COMMENT RESPONSE LETTER**

Dear Mr. Konefal:

On behalf of Quality Homes of Port Charlotte, Inc., we are supplying the requested information for your review, based on the Notice of Approval dated April 12, 2006.

**Charlotte County Board of Zoning Appeals has reviewed the materials provided by the applicant and can approve the application presented with the following conditions.**

**The following conditions apply:**

- 1. The project shall be in general conformance with all the submitted materials contained with the file. Any modification, alteration or revision to such materials may require a modification to the special exception.**

Response- Acknowledged.

- 2. Approval of this special exception is limited to the cluster housing use only. Additional DRC (Development Review Committee) and other technical requirements shall apply to the property and shall supercede the contents of this application.**

Response- Acknowledged.

---

Fort Myers Office  
10511 Six Mile Cypress  
Pkwy., Suite 101  
Fort Myers, FL  
33966  
(239) 939-5490  
Fax (239) 939-2523

Naples Office  
2515 Northbrooke Plaza Dr.  
Suite 200  
Naples, Florida  
34119  
(239) 597-2061  
Fax (239) 597-3082

Sarasota Office  
1144 Tallevast Road  
Suite # 115  
Sarasota, Florida  
34243  
(941) 360-1618  
Fax (941) 360-6918

3. The site is zoned Residential Single-Family (RSF-3.5). Cluster houses (Section 3-9-61 of the County Code) are approved by special exception in the RSF districts. Notwithstanding the foregoing, Section 3-9-93 (Special Regulations), which apply to all zoning districts, states that no permit shall be issued for the erection of structures on a parcel of land or lot which does not abut a ROW for at least fifty (50) feet. Section 3-9-10(c)(3)(a) of the County Code (nonconforming lots of record) consistently supports this minimum lot width standard by requiring a variance prior to the issuance of building permits on nonconforming lots of less than fifty (50) feet width. Staff recommends that the lots be reconfigured to meet the minimum width of fifty (50) feet as measured at the front yard setback line.

Response- All lots now meet the minimum 50' width requirement.

4. These conditions shall carry with the land, as defined by Section 3-9-7(h), County Code, as this section may be amended or replaced.

Response- Acknowledged.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,  
BANKS ENGINEERING



Clay Rebol, E.I.  
Project Manager

CC: File, Dean DeGross

# **Banks Engineering**

Professional Engineers, Planners & Land Surveyors  
12653 SW C.R. 769, Suite B  
Lake Suzy, Florida 34269  
(941) 625-1165  
Fax (941) 625-1149

*Please Reply To:*  
PORT CHARLOTTE OFFICE

April 19, 2007

Mr. Jim Dossett  
Development Review Division  
18500 Murdock Circle  
Port Charlotte, FL 33948

Reference: **GRAMERCY STREET  
PRELIMINARY PLAT  
LETTER OF INTENT**

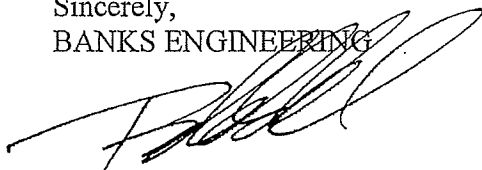
Dear Mr. Dossett:

The above-mentioned project is a proposed single-family residential subdivision. Quality Homes of Port Charlotte, Inc. proposes a development of 14 single family attached units.

Water and sewer facilities will be provided by Charlotte County Utilities. All utility facilities will be turned over to CCU after construction has been completed.

Please review the information and contact us should you have any questions or comments.

Sincerely,  
BANKS ENGINEERING



Todd R. Rebol, P.E.  
Project Manager

Cc: file, Dean DeGross

S:\Jobs\31xx\3126\Documents\Charlotte County\Plat\Letter of Intent.doc

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10511 Six Mile Cypress  
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Sarasota Office  
1144 Tallevast Road  
Suite # 115  
Sarasota, Florida  
34243  
(941) 360-1618  
Fax (941) 360-6918

**ENVIRONMENTAL CONSIDERATIONS REPORT**

**GRAMERCY PARCEL**

**May 2006**

**Prepared for**

**Southwest Florida Water Management District**

**on behalf of**

**Mr. Dean Degross  
Quality Homes of Port Charlotte  
989 Tamiami Trail  
Port Charlotte, FL 33953**

**Prepared by**

**W. Dexter Bender and Associates, Inc.  
20101 Peachland Boulevard, Suite 207  
Port Charlotte, FL 33954**

## Site Description

A project known as the Gramercy Parcel consisting of the construction of residential multi-family units is proposed in Section 15, Township 40S, Range 21E, Charlotte County, Florida. The subject parcel is located north of State Road 776, south of Gennaro Avenue, bounded by Crestwood Waterway to the east, and Gramercy Avenue to the west. A Location Map, Vegetation Map, Soils Map, Wetland Impact/Preserve Map, and Southwest Florida Water Management District (SWFWMD) Tables 1, 2, and 3 are attached.

The site consists of approximately 4.6± acres, of which 1.4± acres are jurisdictional wetlands and 0.3± acre are other surface waters (OSW). The limits of the jurisdictional wetlands were flagged by W. Dexter Bender and Associates and survey located by Banks Engineering. The surveyed location of the wetland limits are shown on the attached Impact/Preserve Map.

## Uplands

The uplands on-site consist of approximately 2.9± acres and are listed below.

### FLUCCS 434D – Hardwood Coniferous Mixed, Disturbed (1.5± acres)

This upland community contains an overstory of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), and slash pine (*Pinus elliotii*). The understory consists of saw palmetto (*Serenoa repens*), beauty berry (*Callicarpa americana*), runner oak (*Quercus pumila*), ragweed (*Ambrosia artemisiifolia*), bracken fern (*Pteridium aquilinum*), and smut grass (*Sporobolus indicus*). Scattered Brazilian pepper (*Schinus terebinthifolius*) is also present in this community.

### FLUCCS 438E – Mixed Hardwoods, Invaded by Exotics 5-9% (0.1± acre)

This upland association contains a mixed canopy of live oak, laurel oak, lead tree (*Leucaena leucocephala*), and cabbage palm. Understory species include Brazilian pepper, saw palmetto, wax myrtle (*Myrica cerifera*), beauty berry, Florida coontie (*Zamia pumila*), bracken fern, hempvine (*Mikania scandens*), Virginia creeper (*Parthenocissus quinquefolia*), and grapevine (*Vitis sp.*).

### FLUCCS 740 – Disturbed Land (1.0± acre)

This upland community is comprised of wax myrtle, Brazilian pepper, dog fennel (*Eupatorium capillifolium*), love grass (*Eragrostis sp.*), torpedo grass (*Panicum repens*), goldenrod (*Solidago sp.*), ragweed, saltbush (*Baccharis halimifolia*), and beggar's ticks (*Bidens alba*). Scattered live oak, cabbage palm, and slash pine are also present in this community.

### FLUCCS 743 – Spoil Area (0.3± acre)

This upland association is dominated by Brazilian pepper. Other species present include ragweed, beauty berry, camphor-weed (*Heterotheca subaxillaris*), false buttonweed (*Spermacoce*

sp.), beggar's ticks, grapevine, greenbrier (*Smilax sp.*), poison ivy (*Toxicodendron radicans*), and various upland grasses and sedges.

### **Other Surface Waters (SW)**

The other surface waters on-site consist of approximately 0.3± acre and are listed below.

#### **FLUCCS 525 – Stormwater Management Area (0.3± acre)**

These man-made areas appear to channel water from the roadway (Gramercy Avenue) swale to the waterway (Crestwood Waterway). Vegetation observed include torpedo grass, cattail (*Typha sp.*), water primrose (*Ludwigia peruviana*), smartweed (*Polygonum punctatum*), coinwort (*Centella asiatica*), water pennywort (*Hydrocotyle umbellata*), and water-hyssops (*Bacopa sp.*).

### **Jurisdictional Wetlands**

The site consists of 1.4± acres of jurisdictional wetland. The surveyed wetland limits are shown on the attached Wetland Impact/Preserve Map. The following is a brief description of the wetland habitats found on-site.

#### **FLUCCS 619BP – Exotic Wetland Hardwoods (0.3± acre)**

This wetland association is dominated by Brazilian pepper. Other species present include Carolina willow (*Salix caroliniana*), saltbush, wax myrtle, beauty berry, needlerush (*Juncus roemerianus*), bracken fern, swamp fern (*Blechnum serrulatum*), grapevine, and duckweed (*Lemna sp.*).

#### **FLUCCS 642E1 – Saltwater Marsh, Invaded by Brazilian Pepper, Primrose Willow 10-25% (1.1± acre)**

This wetland habitat is comprised of needlerush, sand cordgrass (*Spartina bakeri*), and leather fern (*Acrostichum danaeifolium*). Scattered red mangrove (*Rhizophora mangle*) and white mangrove (*Laguncularia racemosa*) are also present in this habitat.

### **Proposed Wetland Impacts**

The applicant is proposing to permanently impact 0.33 acre of wetland (WL-1). The proposed impacts are shown on the attached Impact/Preserve Map. These impacts are also reflected on Table One (attached).

## **Water Quality**

During each phase of construction of the project, a silt fence will be maintained landward of the wetland boundaries to prevent potentially turbid waters resulting from construction on-site from entering the preserved wetlands. The stormwater management plan will meet Southwest Florida Water Management District design criteria to ensure that stormwater has been adequately treated prior to discharge from the site.

## **Proposed Mitigation for Wetland Impacts**

To offset the loss of function associated with the impact to Wetland WL-1, A combination of mitigation bank credits and on-site wetland enhancement is being proposed in the preserved wetland (WL-2.)

The following Uniform Mitigation Assessment Methodology (UMAM) is provided to assess the loss of function associated with the proposed impact to Wetland WL-1:

### **Wetland 1 (WL-1)**

#### **Existing Conditions**

##### **a.) Location and Support:**

The subject-property is located in the Northwest Port Charlotte sub-division with immediate adjacent areas including undeveloped single family lots located to the west and north, a multi-family development to the northwest and is isolated by S.R. 776 to the south, and Crestwood Waterway to the east. These factors limit the potential for utilization by various wildlife species.

**score: 5**

##### **b.) Water Environment:**

The hydrology of the subject wetland appears to have been altered from its historical hydrological regime by the dredging of Crestwood Waterway and the construction of the stormwater management area located toward the center of the project site. Wetland 1 appears to have lost all tidal influences when historically it may have been connected to the tidal wetland south of the stormwater management area (WL-2).

**score: 3**

##### **c.) Community Structure:**

According to the Charlotte County Soil Survey, the original vegetative structure was that of an upland habitat. The alteration of hydrology and spoil areas associated with the dredging of the Crestwood Waterway resulted in the system either being created or becoming an exotic wetland hardwoods (FLUCCS 619BP) community. This community is typical of highly disturbed, altered, or artificially created wetland systems.

**score: 2**



## **Wetland 2 (WL-2)**

### Existing Conditions

#### **a.) Location and Support:**

The subject property is located in the Northwest Port Charlotte sub-division with immediate adjacent areas including undeveloped single family lots located to the west and north, a multi-family development to the northwest and is isolated by State Road 776 to the south, and Crestwood Waterway to the east. These factors limit the potential for utilization by various wildlife species.

**score: 5**

#### **b.) Water Environment:**

The hydrology of the subject wetland appears to have been altered from its historical hydrological regime by the dredging of Crestwood Waterway and construction of S.R. 776. However, Wetland 2 has not lost its tidal influences.

**score: 7**

#### **c.) Community Structure:**

This area is remnant of a natural tidal creek connected to Tippecanoe Bay located in Charlotte Harbor. This wetland contains a mix of desirable species including mangroves, needlerush, sand cordgrass, and leather fern and undesirable species consisting predominately of Brazilian pepper and primrose willow.

**score: 5**

### Projected Conditions

#### **a.) Location and Support:**

There is no net change of the score for this parameter.

**score: 6**

#### **b.) Water Environment:**

The applicant is not proposing any activities that will change water environment including hydrology or water quality for this wetland. This results in no net gain for this parameter.

**score: 7**

#### **c.) Community Structure:**

Exotic and nuisance vegetation, primarily Brazilian pepper and primrose willow will be removed and scheduled maintenance events will be conducted to ensure that the coverage of undesirable vegetation is within the thresholds set forth in the proposed success criteria.

**score: 9**

The following table provides the functional loss (FL) associated with the proposed impact.

Polygon #		FLUCCS		UMAM Scores						Delta	Acres	FL
				Location		Water		Community				
				Pre	Post	Pre	Post	Pre	Post			
WL-1	619BP	5	0	3	0	2	0	-0.33	0.33	-0.11		
								Total	0.33	-0.11		

FL = Functional Loss (credits needed)

The following table provides the functional gain (FG) associated with the proposed mitigation.

		UMAM Scores										Available	Available
Enhancement		Location		Water		Community							
Polygon #	FLUCCS	Pre	Post	Pre	Post	Pre	Post	Delta	FL	Risk	RFG	Acres	FGC
WL-2	642E2	5	5	7	7	5	8	0.10	1.03	1.5	0.06	1.14	0.07
TOTAL												1.14	0.07

The following summary table provides the FL and FG associated with the proposed mitigation

Total FL	0.11
Total FGC	0.07
Surplus Credits	0.00
Additional Credits Needed	0.04

To offset the functional loss (0.11) associated with the proposed wetland impact (WL-1), the applicant is proposing wetland enhancement (WL-2) producing a functional gain (0.07).

### Mitigation Plan

The attached UMAM Summary Table provides the functional loss (-0.11 FL) associated with the 0.33 acre of impact and the relative functional gain (0.07 FGC) associated with 1.14 acres of wetland enhancement. The result is a deficit of 0.04 credits. This deficit will be provided through the purchase of credits at Little Pine Island Mitigation Bank.

**Wetland Enhancement:**

The enhancement of the on-site wetlands will consist of the removal of exotic vegetation, primarily Brazilian pepper and primrose willow. Removal will consist of a cut-stump method using hand clearing equipment such as loppers and light chain saws. The Brazilian pepper will then be chemically treated with a suitable aquatic herbicide and will be applied by a Florida certified aquatic applicator. All remaining debris will be hauled off-site and properly disposed of.

Regular maintenance events will be scheduled to ensure that exotic and nuisance vegetation coverage within the mitigation area remains within the thresholds proposed in the wetland enhancement area success criteria described below. The proposed plan provides for semi-annual maintenance events for years 1-2 and annual events thereafter. Additional maintenance events will be scheduled as needed.

**Mitigation Area Success Criteria****Wetland Enhancement:**

The wetland enhancement area will be deemed successful when the following conditions have been met after at least five years of data collection:

Greater than 80% coverage by desirable vegetation

Less than 5% exotic/nuisance vegetation

Less than 5% upland vegetation

**Monitoring Plan****Wetland Enhancement Area (WL-2):****Vegetation**

Vegetative monitoring will consist of a qualitative overview of the enhanced wetland area with approximate percent coverage by desirable and exotic/nuisance species to be noted.

**Photo Points**

Permanent panoramic photographic stations will be established in the enhanced wetland. Photographic documentation of the wetland enhancement area will be included in the annual monitoring reports.

**Wildlife Utilization**

Any evidence of wildlife utilization (direct observation, tracks, scat, etc.) within the wetland

enhancement area will be noted during monitoring events and included in annual monitoring reports.

### **Annual Reports:**

The initial monitoring program shall include a Baseline Monitoring Report prior to activities within the mitigation area on-site and a Time Zero Monitoring Report conducted within 30 to 45 days following wetland enhancement activities. Subsequent monitoring events shall be conducted annually near the end of the summer growing season for a period of five years. Reports will include data collected during the monitoring events, a statement of maintenance efforts within the mitigation area and conclusions/recommendations regarding any changes to improve the mitigation site.

### **Proposed Mitigation Schedule:**

<u>Activity</u>	<u>Estimated Completion Date*</u>
Baseline Monitoring Report	August 2006
Initial Exotic/Nuisance Vegetation Treatment	August 2006
Time-Zero Monitoring Event	September 2006
Semi-Annual Maintenance Event	March 2006
First Annual Monitoring Event	August 2006
Semi-Annual Maintenance Event	March 2007
Annual Maintenance Event	August 2007
Second Annual Monitoring Event	August 2007
Annual Maintenance Event	August 2008
Third Annual Monitoring Event	August 2008
Annual Maintenance Event	August 2009
Fourth Annual Monitoring Event	August 2009
Annual Maintenance Event	August 2010
Fifth Annual Monitoring Event	August 2010

\*All dates based on August 2006 permit issuance

### **Mitigation Cost Estimate:**

#### Exotic Vegetation Treatment:

Initial Treatment Event \$1600/acre x 1.1 acres	\$1,760
Annual Maintenance \$500/acre x 1.1 acres x 5 years	\$2,750

#### Monitoring:

Baseline and Time Zero Reports \$2800/report x 2 reports	\$5,600
Annual Reports \$2,500/report x 5 reports	\$12,500
<b>TOTAL</b>	<b>\$22,610</b>



### **Threatened and Endangered Species**

A protected species assessment in accordance with Florida Fish and Wildlife Conservation Commission guidelines was conducted on the subject property in November 2005. The site contains habitat for various protected wading bird species. These habitats include stormwater management area (FLUCCS 525) and saltwater marsh, invaded by exotics 10-25% (FLUCCS 642E). No wading bird species were observed utilizing these areas during various site visits. No other protected species or evidence of protected species utilization was observed during the June and July 2005 site inspections.

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TABLE ONE:

## PROJECT WETLAND AND OTHER SURFACE WATER SUMMARY

WL & SW ID	WL & SW TYPE	WL & SW SIZE	WL & SW NOT IMPACTED	TEMPORARY WL & SW IMPACTS			PERMANENT WL & SW IMPACTS			MITIGATION AREA ID
				WL & SW TYPE	IMPACT SIZE	IMPACT TYPE	WL & SW TYPE	IMPACT SIZE	IMPACT TYPE	
WL-1	619BP	0.33 ac.	0.00 ac.	---	---	---	619BP	0.33 ac.	F	N/A
WL-2	612E1	1.14 ac.	1.14 ac.	---	---	---	---	---	---	WL-2
SW-1	525	0.21 ac.	0.21 ac.	---	---	---	---	---	---	N/A
SW-2	525	0.04 ac.	0.04 ac.	---	---	---	---	---	---	N/A
PROJECT TOTALS:		1.72 ac.	1.39 ac.					0.33 ac.		

## Comments:

Note: FLUCCS 525 - Stormwater Management Area : 612E1 - Saltwater Marsh, Invaded by Exotics 10-26%

619BP - Exotic Wetland Hardwoods

WL=Wetland SW=Other Surface Water ID=Identification number, letter, etc.

Wetland Type: from an established wetland classification system

Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; O=other

Multiple entries per cell not allowed, except in the "Mitigation ID" column. If more than one impact is proposed in a given area, indicate the final impact.



TABLE THREE:

## PROJECT OFF-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVE		UPLAND PRESERVE		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE
LPIMB			0.04	642								
PROJECT TOTALS:												

Comments:

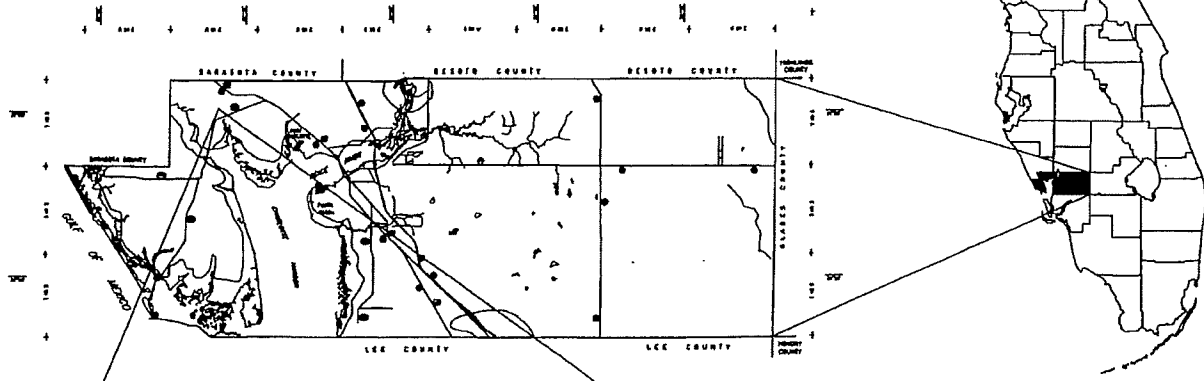
LPIMB=Little Pine Island Mitigation Bank

642E1=Saltwater Marsh, Invaded by Exotics 10-25%

# Location Map



CHARLOTTE COUNTY



*Project  
Locations*

*PERMIT USE ONLY,  
NOT FOR CONSTRUCTION*

November 16, 2005 3:52:57 p.m.  
Drawing: QUH11\_PROJECT\_LOCATION.DWG (CWH)



**W. DEXTER BENDER  
AND ASSOCIATES**  
ENVIRONMENTAL & MARINE CONSULTANTS  
FORT MYERS, FL (941) 334-3680

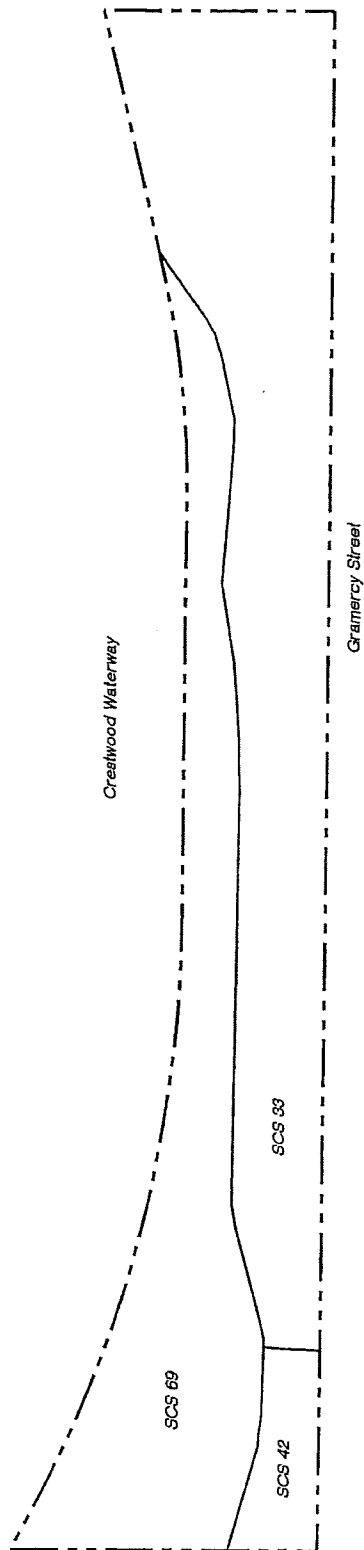
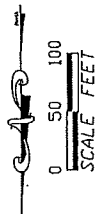
REVISED:

**Gramercy Parcel**

SHEET

SECTION: 15  
TOWNSHIP: 40 S  
RANGE: 21 E

# SOIL MAP



Legend	
SOILS	Description
SCS 33	Older Sand
SCS 42	Wabasso Sand, Limestone Substratum
SCS 69	Mallacha Gravelly Fine Sand

Notes:  
1. Mapping based on photointerpretation of 1" = 100' scale 2002 aerial photography and ground truthing in November 2005.  
2. Property boundary is approximate and obtained from Banks Engineering.

May 24, 2008 9:25:19 a.m.  
Drawing: QUR1PUN-REV.DWG (CWH)

PERMIT USE ONLY, NOT FOR CONSTRUCTION

Gramercy Parcel



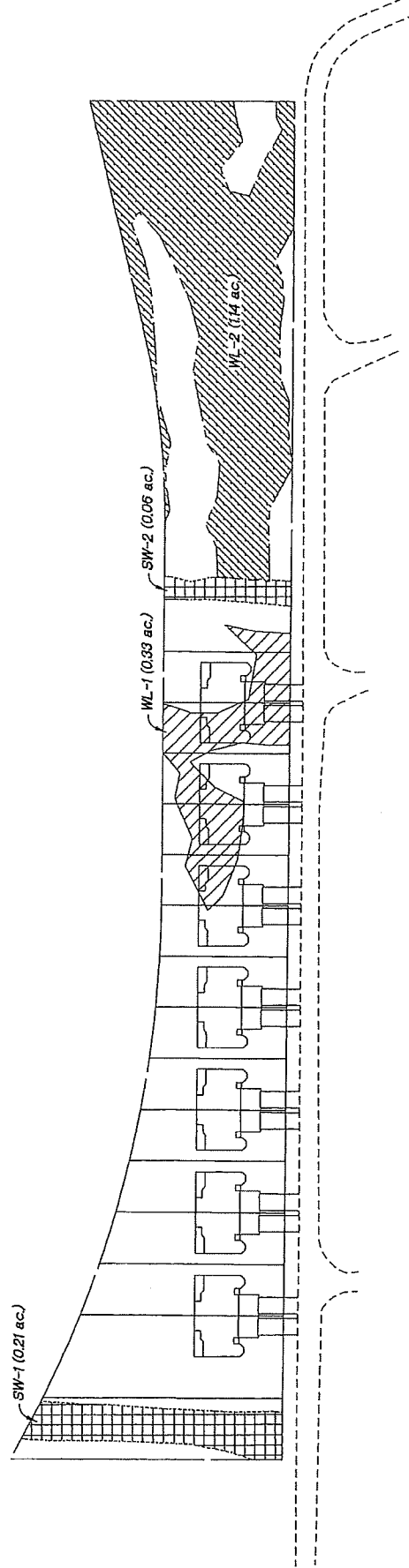
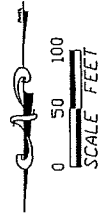
W. DEXTER BENDER  
AND ASSOCIATES  
ENVIRONMENTAL & MARINE CONSULTANTS  
PORT MYERS 239/334-5680 941/255-1462  
PORT CHARLOTTE

SHEET

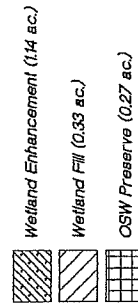


SECTION: 15  
TOWNSHIP: 40 S  
RANGE: 21 E

# WETLAND AND IMPACT / PRESERVE MAP



## Legend



- Notes:
1. Mapping based on photointerpretation of 1" = 100' scale 2002 aerial photography and ground truthing in November 2005.
  2. Property boundary is approximate and obtained from Banks Engineering.
  3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

May 17, 2006 10:32:50 a.m.  
Drawing: QUN11PLN-IUPRES.DWG (CWN)

SHEET

Gramercy Parcel

W. DEXTER BENDER  
AND ASSOCIATES  
ENVIRONMENTAL & MARINE CONSULTANTS  
FORT MYERS 239-334-3680 941/255-1462



# CHARLOTTE COUNTY PLANNING AND ZONING BOARD

07/18/2007 4:49 PM

## DRAFT Minutes of Regular Meeting Continued

July 9, 2007 @ 1:30 P.M.

These minutes are not official until they have been approved by the Charlotte County Planning and Zoning Board.

**PP 07-05-09**

**Quasi Judicial**

**Commission District IV**

Quality Homes of Port Charlotte, Inc. has applied for a Preliminary Plat for a subdivision consisting of fourteen (14) lots for cluster housing in Section 15, Township 40, Range 21. The site, consisting of 4.66 acres, more or less, is located on the east side of Gramercy Street, west of the Crestwood Waterway and north of El Jobean Road in Commission District IV. A complete legal description is on file.

### Staff Presentation

**Mary Webster, Coordinator for Permitting and Licensing, Land Development Section,** presented the findings and analysis with a recommendation of *Approval with conditions* based on the reasons stated in the staff report dated June 6, 2007. Staff recommends approval with the following five (5) conditions:

1. The applicant must provide the County with an easement for the outfall ditch.
2. The applicant must comply with all requirements of the Environmental and Landscape and Tree Compliance (including permits) prior to final plat approval.
3. All stormwater issues must be satisfied per the Stormwater Management Division of Public Works.
4. Graphic information on final mylar must be approved by County Surveyor prior to submitting for Final Plat.
5. All tracts must be clearly identified as to size and use on final mylar, including C-3 easement.

### Questions for Staff

**Mr. Marshall** asked for clarification on responsibility for maintaining the preservation area within the project.

### Applicant's Presentation

**Robert N. Berntsson, Esq.,** applicant's agent, spoke on behalf of the petition, and responded to Mr. Marshall's question by noting that part of the requirements through the SWFWMD permitting includes the set-up of a homeowners association which will have that maintenance responsibility.

**Mr. Berntsson** then took the time to recognize the long years of service which Mary Webster has provided to the County; he stated that the work she does contributes greatly to the process, making the work of the practitioners that much easier.

In closing, **Mr. Berntsson** stated that the applicant accepts all the conditions.

### Public Input

None.

- **Ms. Seay** moved to close the public hearing, second by **Mr. Marshall** with a unanimous vote.

### Discussion

None.

### Recommendation

**Mr. Marshall** moved that application PP-07-05-09 be forwarded to the Board of County Commissioners with a recommendation of *Approval with conditions 1 through 5*, based on the findings and analysis in the staff report dated June 6, 2007, along with the evidence presented at today's meeting, second by **Ms. Seay** with a unanimous vote.

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

(PREPARED BY THIS FIRM)

[illegible]

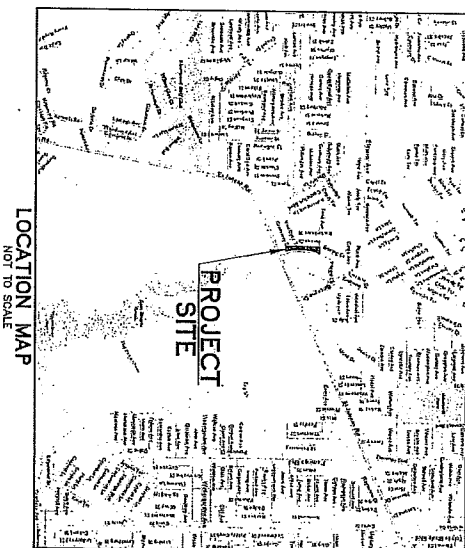
### SURVEYOR'S CERTIFICATION:

[illegible]

DATE \_\_\_\_\_

KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 54684

**GRAMERCY STREET DEVELOPMENT**  
A RESIDENTIAL SUBDIVISION LYING IN  
SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST  
CHARLOTTE COUNTY, FLORIDA



CERTIFICATE OF APPROVAL OF COUNTY CLERK

CLERK OF THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF THE CHARLOTTE COUNTY SUBDIVISION AND ZONING RECALCULATIONS AND CONFORMS TO THE CHARLOTTE COUNTY COMPREHENSIVE PLAN THIS  
DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.

\_\_\_\_\_  
CHAIRPERSON, CHARLOTTE COUNTY PLANNING AND ZONING BOARD

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

I HAVE EXAMINED AND APPROVED THIS PLAY FOR RECORDING. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_ A.D.

\_\_\_\_\_  
COUNTY ATTORNEY

\_\_\_\_\_  
DATE

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

IT IS CERTIFIED THAT THIS PLAN HAS BEEN APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ A.D.

\_\_\_\_\_  
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

KNOW ALL MEN THESE PRESENTS, THAT I, THE UNDERSIGNED PROFESSIONAL SURGEON AND MAPPER EMPLOYED BY CHARLOTTE COUNTY, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN FOR CONFORMITY TO CHAPTER 177 OF THE FLORIDA STATUTES AND FIND THAT THE PLAN IS IN CONFORMANCE WITH THE PROVISIONS OF SAID CHAPTER.

# CERTIFICATE OF OWNERSHIP AND DEDICATION

OWNERS MAKE HERE, ("OWNER") CERTIFIES THAT OWNER IS THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAY OF GAMBROU STREET DEVELOPMENT "PART 1, A SUBDIVISION LING IN SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, AND HEREBY DEDICATES THE FOLLOWING TRACTS AND EASEMENTS:

1. TO GRANTIFY CERTAIN DEVELOPED PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, THE RIGHT TO CONVEY TO THE ASSOCIATION, OR TO ANY OF ITS MEMBERS, OR TO ANY OF THE OWNERS OF ANY OF THE UNITS SHOWN ON THIS PLAN, AND FURTHER GRANTS TO THE LICENSED PROFESSIONAL ARCHITECT, ENGINEER, LANDSCAPE ARCHITECT, OR OTHER PUBLIC OR PRIVATE UTILITY SERVICE PROVIDER, PROVIDED THAT SUCH CONVEYING, WITH THE FACILITIES AND SERVICES OF ANY OTHER UTILITY SERVICE PROVIDERS, AND, IN THE EVENT OF THE CONVEYANCE, THE FACILITIES OF ANY OTHER UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DWELLERS.
2. VARIABLE WORTH GUARANTEE EXEMPTION (T.E.T.), AS SHOWN ON THIS PLAN, TO THE ASSOCIATION AND TRANSFERABLE TO ANY OTHER WATER MAIN/SEWER.

1. TRAILS "2- and "3-2" TO THE OWNER FOR COMMON AREA, IRRIGATION, UTILITY, DRAINAGE, BURNED LANDSCAPING AND OTHER PROPER PURPOSES.

ALL OWNERS HEREIN ARE SUBJECT TO AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD PERTAINING TO THE REAL ESTATE DESCRIBED IN THIS INSTRUMENT.

IT IS NOT THE INTENT OF THE OWNER TO DONATE TO THE GENERAL PUBLIC PUBLIC RESOURCES (EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER EASEMENTS) SHOWN IN THIS PLAN. OTHER THINGS ARE DESCRIBED IN THIS RECORD.

IT IS ALSO NOT THE INTENT OF THE OWNER BY DECLARING THE CERTIFICATE OF OWNERSHIP AND DONATION TO MAKE ANY AFFIRMATIVE GRANT OR TO CREATE ANY RIGHT, THAT ANY INTEREST IN THIS DONATION IS IN FAVOR OF THE PUBLIC OR THE CREATOR, OTHER THINGS AS DESCRIBED IN THIS RECORD.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SET ITS HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

IN THE PRESENCE OF:  
 LIST WITNESS \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_  
 BY \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_  
 LIST WITNESS \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_  
 BY \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_

CERTIFICATE OF CHARLOTTE COUNTY HEALTH DEPARTMENT

\_\_\_\_\_  
DIRECTOR OF ENVIRONMENTAL HEALTH  
HERNAN VELASCO

DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT AN ACCEPTABLE INSTRUMENT OF AGREEMENT FOR GUARANTEEING SATISFACTORY CONSTRUCTION OF ALL APPROVED COUNTY SUBSIDIZED BUILDINGS HAS BEEN PROVIDED, AND AGREEMENT INCLUDES CONFORMANCE TO ALL CONSTRUCTION, PAYING AND DRAINAGE PLANS ON FILE WITH THE PUBLIC WORKS DEPARTMENT AND WITH THE ACTION OF THE PLANNING AND ZONING BOARD GIVING APPROVAL OF THE PRELIMINARY PLAN.

COUNTY ENGINEER  
MINNIE L. QUICK P.E.

DATE

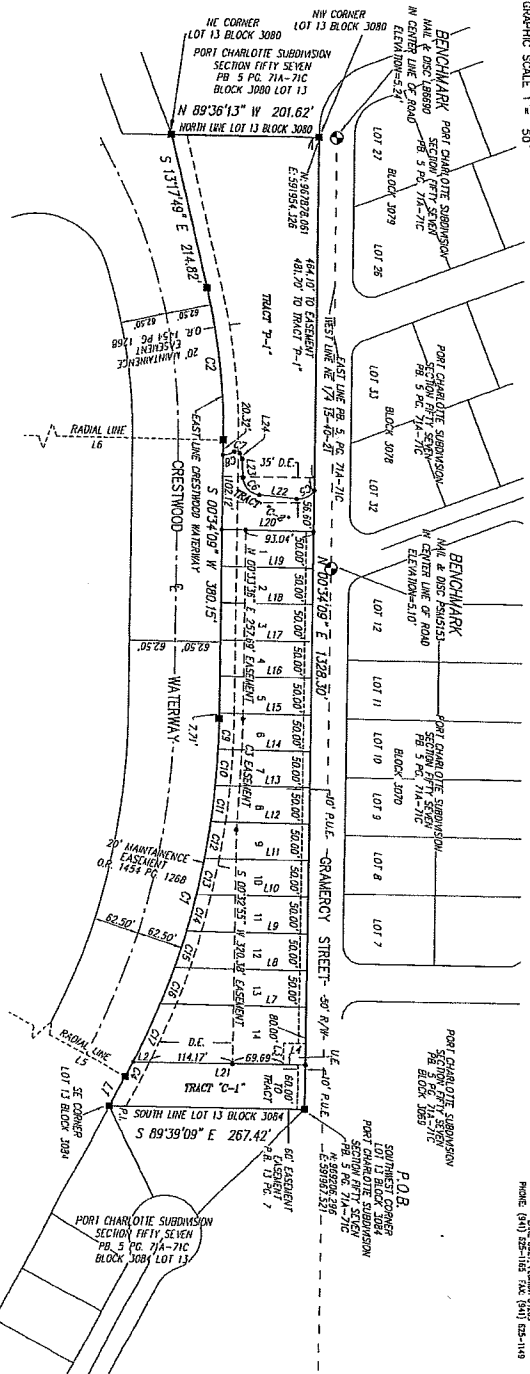


50 25 0 50 100  
GRAPHIC SCALE 1" = 50'

# GRAMERCY STREET DEVELOPMENT

A RESIDENTIAL SUBDIVISION LING IN  
SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST  
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 2  
**Trants Engineering**  
1533 S. COUNTY ROAD 108 - SUITE 8  
TALLAHASSEE, FLORIDA 32304-1008  
TELEPHONE (904) 225-1165 FAX (904) 225-1169



- ### NOTES
1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
  2. ALL INTERVAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
  3. ELEVATIONS ARE BASED ON NATIONAL GEODETIC TRANSPORTATION BENCHMARK NO. P 259 1985 ELEVATION 5.87 FEET.

### LEGEND

- 12 - LOT NUMBER
- D.E. - DRAINAGE EASEMENT
- L.I. - LINE 1 OF LINE TABLE
- P.I. - POINT OF INTERSECTION
- P.U. - PUBLIC UTILITY EASEMENT
- C.I. - NO. 1 OF THE CURVE TABLE
- - BEGINNING OF CURVE OR ANGLE BREAK
- - SET PERMANENT REFERENCE MONUMENT (P.R.M.) CONCRETE MONUMENT WITH METAL DISK IN TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION NUMBER UNLESS OTHERWISE SHOWN.
- - PLAT BOOK
- - MATCH LINE
- - PLANE COORDINATE VALUE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983/90
- - BENCHMARK SYMBOL

### TRACT ACREAGE TABLE

IDENTIFICATION	ACRES SQ. FT.
TRACT "C-1"	0.347 15102.09
TRACT "C-2"	0.174 7582.62
TRACT "P-1"	1.553 72018.55

### TRACT USE TABLE

IDENTIFICATION	DESIGNATED USE
TRACTS "C-1" AND "C-2"	COMMON AREAS, IRRIGATION, DRAINAGE, LANDSCAPING AND OTHER PROPER PURPOSES.
TRACT "P-1"	PRESERVATION, WETLAND BUFFER AND OTHER PROPER PURPOSES.

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°13'01" W	45.46
L2	N 89°39'09" E	22.32
L3	S 80°24'09" W	30.00
L4	N 89°39'09" E	102.50
L5	N 89°39'09" E	102.50
L6	S 80°24'09" W	30.00
L7	S 89°39'09" E	102.50
L8	S 89°39'09" E	102.50
L9	S 89°39'09" E	102.50
L10	S 89°39'09" E	102.50
L11	S 89°39'09" E	102.50
L12	S 89°39'09" E	102.50
L13	S 89°39'09" E	102.50
L14	S 89°39'09" E	102.50
L15	S 89°39'09" E	102.50
L16	S 89°39'09" E	102.50
L17	S 89°39'09" E	102.50
L18	S 89°39'09" E	102.50
L19	S 89°39'09" E	102.50
L20	S 89°39'09" E	102.50
L21	S 89°39'09" E	102.50
L22	S 89°39'09" E	102.50
L23	S 89°39'09" E	102.50
L24	S 89°39'09" E	102.50

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C2	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C3	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C4	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C5	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C6	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C7	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C8	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C9	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C10	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C11	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C12	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C13	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C14	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C15	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C16	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"
C17	1062.50'	208.23'	208.23'	N 02°12'50" E	02°12'50"

### LOT ACREAGE TABLE

LOT	SQ. FEET	ACRES
1	6243.71	0.143
2	6243.71	0.143
3	6243.71	0.143
4	6243.71	0.143
5	6243.71	0.143
6	6243.71	0.143
7	6243.71	0.143
8	6243.71	0.143
9	6243.71	0.143
10	6243.71	0.143
11	6243.71	0.143
12	6243.71	0.143
13	6243.71	0.143
14	6243.71	0.143